

**PLANNING COMMITTEE: MINUTES**

Date: Thursday 16<sup>th</sup> March 2017

Time: 10.00am – 11:20am

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors P Ashcroft, B Ashwood, D Connor (Chairman), L Harford, B Hunt, S Kindersley, A Lay, M Loynes, M Mason, J Scutt and M Smith (Vice Chairwoman)

**233. APOLOGIES AND DECLARATIONS OF INTEREST**

None.

**234. MINUTES – 16<sup>TH</sup> FEBRUARY 2017**

The minutes of the Planning Committee meeting held on 16<sup>th</sup> February 2017 were agreed as a correct record and signed by the Chairman subject to the alteration of the title of minute 230 from Black Fen to Black Bank.

**235. EXTENSIONS TO THE COLLEGE TO PROVIDE 3,938 SQUARE METRES OF ADDITIONAL FLOOR-SPACE CONSISTING OF 22 NEW CLASSROOMS (INCLUDING MUSIC AND DRAMA STUDIO), 9 MUSIC PRACTICE ROOMS, 3 STAFF OFFICES, 2 STAFF PREPARATION ROOMS, ADDITIONAL CHANGING ROOMS, WIDENING CORRIDORS, ERECTION OF A NEW CORRIDOR LINK, ALTERATIONS TO THE EXISTING BUILDING INCLUDING RELOCATION OF THE MAIN SCHOOL AND COMMUNITY ENTRANCE WITH NEW CANOPY AND COVERED CANOPIES; RELOCATION AND REBUILDING OF 219 SQUARE METRES OF GREENHOUSE/OUTBUILDINGS; EXTERNAL ALTERATIONS TO CREATE A NEW ACCESS FROM LODE ROAD TO SERVE THE NEW STAFF CAR AND COACH PARK, TRAFFIC BARRIERS TO CAR PARK, FORMATION OF A BIN STORE, ALTERATIONS TO THE EXTERNAL LANDSCAPED AREAS, SECURE FENCING AND ASSOCIATED INFRASTRUCTURE; AND DEMOLITION OF 386 SQUARE METRES OF FLOOR-SPACE TO ACCOMMODATE THE NEW DEVELOPMENT.**

**AT: BOTTISHAM VILLAGE COLLEGE, LODE ROAD, BOTTISHAM CB25 9DL**

**FOR: CAMBRIDGESHIRE COUNTY COUNCIL**

**LPA REF: E/3007/16/CC**

The Committee received a planning application that sought to expand the current facilities at Bottisham Village College through the provision of two rear extensions, new car and coach parking, relocated community buildings, improved front entrance and new hard and soft landscaping throughout the site with associated infrastructure. Members' attention was drawn to the amendment sheet that sought to delete condition 20 'Operational Noise Mitigation' and to renumber condition 21 'Plant Noise' as new condition number 20.

Officers drew attention to the current location of the school and its boundaries, including the Green Belt and the surrounding roads. The locations of the 5 objections received in relation to the school were illustrated on a map of the area. Officers drew attention to the

site plan in the agenda pack for Members and in particular highlighted the proposed new access road leading to the proposed new car and coach park, including the new Red to Green area; the amenity area and two-storey rear extension. Members noted the planning permission granted in December 2016 by East Cambridgeshire District Council for an all-weather sport playing field to replace the existing facilities that would be lost as part of the two-storey rear extension proposed.

Front and rear elevation drawings together with the proposed landscaping scheme that would be planted with additional trees and shrubs that would provide visual screening were presented to Members. This was in addition to a number of photographs being used to show the proposed new entrance on Lode Road; the boundary on Bradford's Close; view of the proposed car and coach park area which included a view of the gated access to the land at present; the existing building on Warden's Lawn to show how the new proposed two-storey building will link; the area to extend the changing room; and of the current Red to Green buildings to be demolished and repositioned at the front of the site.

As a result of the photograph showing the view of the proposed car and coach park area Members asked what the existing gated access was used for and whether this was where the new access was to be located. Officers confirmed that there is an existing gated access to the playing fields, where the new proposed access is set to be located and that this is currently used by maintenance vehicles.

Speaking in support of the application, Lisa Skinner on behalf of the applicant introduced Kate Evans, Chief Executive of the college who was available to answer Member questions. Mrs Skinner drew attention to the Green Belt that lay to the west of the site and the consideration it had been given through the design of the buildings. Attention was drawn to improved external and internal access to the college. The location of community buildings that accommodated the Red2Green charity would be re-located, which would increase the profile of the charity and the associated shop. Landscaping and barriers would be installed to prevent anti-social behaviour and 60 trees re-planted. Mrs Skinner highlighted the BREEAM environmental rating of very good, with a particular focus on energy and water, and was confident that condition 13 set out in the officer report would be achieved. Community access to the existing sports field would be maintained, as agreed with the Parish Council, but with clear boundaries during school hours to ensure that the appropriate safeguarding of pupils could be provided.

In response to a Member question Mrs Skinner confirmed that contractors were working closely with the college to ensure that access to the sports field was maintained during the construction phases and disruption minimised to the local community.

Local Member, Councillor Matthew Shuter addressed the Committee and declared an interest in that he was a Governor at Bottisham Village College. Councillor Shuter drew attention to the concerns raised by the Parish Council regarding the application and the compromise that had been reached. There was a growing pressure for places at the college and it was vital that children living within the catchment area of the college were able to attend their local school. In conclusion, Councillor Shuter highlighted the number of correspondence from parents whose children were unable to attend the College due to it being oversubscribed and expressed his support for the application.

Councillor Kindersley proposed, seconded by Councillor Ashwood, with the unanimous agreement of the Committee that the recommendation be put.

It was resolved unanimously to grant planning permission subject to the conditions attached at Appendix A to these minutes.

**236. THREE SINGLE STOREY EXTENSIONS; SURFACE GRASS PLAY AREA WITH ARTIFICIAL SURFACE; EXTENSION OF CAR PARK; NEW PEDESTRIAN ACCESS FROM BLINCO GROVE; EXTENSION OF MULTI-USE GAMES AREA AND ERECTION OF 2.2 METRE HIGH PERIMETER FENCE AND NEW PEDESTRIAN ACCESS FROM BALDOCK WAY.**

**AT: MORLEY MEMORIAL PRIMARY SCHOOL, 91-100 BLINCO GROVE, CAMBRIDGE, CB1 7TS**

**APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL**

**APPLICATION NO: C/5008/16/CC**

The Committee received an application concerning Morley Memorial Primary School, Cambridge for three single storey extensions, surface grass play area with artificial surface, extension of the car park, new pedestrian access from Blinco Grove, the extension of the multi-use games area and the erection of a 2.2 metre high perimeter fence and new pedestrian access from Baldock Way.

The presenting officer drew Members' attention to the location of the school in context with the wider area together with the locations of representations received from local members of the public. Aerial photographs of the school were shown to Members together with site plans that illustrated the relationship between the split school site and location of the proposed extensions and artificial surface games area.

Elevation drawings were presented to the Committee together with photographs of the reception and play areas. Members noted the shrubs planted along the length of the front boundary of the school would have to be removed but would be replaced.

A Member confirmed that trees depicted in dark green on the site plan were existing trees that would be retained.

The Chairman informed Members that a member of the public that had requested permission to speak from officers earlier in the planning process, but did not register to speak with Democratic Services, had requested permission to speak. The Chairman therefore exercised his discretion and allowed the member of the public to speak on the application at Committee. In the interests of consistency, the Chairman agreed all speakers could have 5 minutes in which to address the Committee but reminded speakers that they must not exceed the allotted 5 minutes.

Speaking in support of the application Mrs Nikki Brown, Headteacher at Morley Memorial Primary School addressed the Committee. Mrs Brown informed Members of the practical approach taken to education at the school and highlighted a 'young engineer' project that had recently taken place at the school; an approach that was compromised by the current facilities. The importance of the children being located on one site was emphasised as it took a long time for young children to get ready and be moved across to the main site. This resulted in lost learning time and increased health and safety risks for the children. The planning application would provide for children with Special Educational Needs (SEN) as the current buildings were often inappropriate for SEN children and Mrs Brown highlighted a recent application from child with Special Educational Needs as they could

not be accommodated within the buildings. Refurbishment of the classrooms was urgently required and the poor ventilation and heating systems currently installed at the school were drawn to Members' attention. The grassed play area was currently unusable for most of the year and its proposed replacement would be of great benefit to the school children.

Speaking in objection to the application Mrs Mary O'Flynn, a local resident highlighted the problems experienced by local residents regarding traffic and car parking, which had steadily grown worse since 100 Blinco Grove was leased to a full-time nursery. The residents' car parking scheme forced cars to be parked in nearby streets that did not have the same parking controls and therefore resulted in additional danger to children who cycled and walked to school. Increased traffic in the area would also result in poorer air quality which was a recognised health risk to children. Mrs O'Flynn drew attention to the proposed reduction in outdoor play area and the impact it would have upon the children's health as there would not be sufficient space in which ball games and physical play could take place. In conclusion Mrs O'Flynn emphasised that the area was saturated with traffic and the application before the Committee would exacerbate the issues and suggested road closures to alleviate traffic problems and allow the two sites to be joined together permanently. Also acknowledged that she had an interest in this project as she had five children go through the school.

In response to Members' questions Mrs O'Flynn confirmed that she suggested Blinco Grove be closed to traffic to create pedestrian access and the potential traffic and road safety problems were sufficient grounds for refusal of the application particularly taking account of the increased numbers involved.

Speaking in objection to the application Mrs McLeman, a local resident, educational psychologist and parent of a child that attended the school highlighted the loss of play space caused by the planned all-weather play area. The reduction in play area would result in a lack of area for fast moving play. Although it was acknowledged that there was some compensation, this would be based on there being enough staff to take the children across the road. Mrs McLeman did not accept that the current buildings could not be adapted in order to accept SEN children and expressed concern at the school prioritising indoor space over outdoor space, stating that a simple solution would be to put the older children in the Annex site and not the youngest children. Mrs McLeman stated car parking in the area was saturated and additional traffic would only increase the issues. The school had issued 19 safety warnings to parents regarding traffic and Mrs McLeman, in conclusion drew attention to a park and walk scheme that had been trialled at the school but had failed.

Local Member Cllr Amanda Taylor addressed the Committee. Councillor Taylor informed the Committee that she was the Local Members for the Queen Edith's division and had until recently had a child that attended the school. Councillor Taylor praised the school that was named after Liberal MP Samuel Morley who proclaimed that it was the birth-right of every child to receive education. The school encouraged learning through practical activities and through play and it was therefore important that easy access to outdoor areas be provided. Improved access to the school was also important for children with disabilities. The split nature of the site was challenging and led to lost learning time for children due to the length of time that it took to get children ready. Councillor Taylor acknowledged the concerns raised by local residents regarding car parking in the area and emphasised the importance of addressing those issues separately, as they were wider than this planning application. Councillor Taylor drew attention to condition 9 of the officer report that concerned construction hours including construction delivery hours, and requested that that the delivery hours in the afternoon be amended as there could be

potential conflict between school children leaving the site and construction deliveries. In conclusion Councillor Taylor urged the Committee to support and approve the application.

In response to a Member question, Councillor Taylor confirmed that she had been closely involved in resolving car parking issues in the area and informed Members that a resident's car parking scheme had been recently implemented.

During the course of discussion Members:

- Questioned how many out children were accommodated at the school that did not live within the schools catchment area. Officers confirmed that the school was oversubscribed from within its catchment area, which was demonstrated by using by both low and high education in-take figures from previous years.
- Expressed sympathy for residents regarding the parking issues but emphasised that the issues were common at all schools and required parents cooperation in order to resolve.
- Queried how many school staff travelled to work by car and whether the lack of car parking affected recruitment. Mrs Brown, Headteacher at the school explained that many did drive to work because they could not afford to live in the local area and that recruitment was affected as a result.
- Questioned whether how construction workers were transported to site could be conditioned as part of the application. Officers explained that it was not possible for such a condition to be included, but it could be accounted for within the Travel Plan. The Committee requested that it be recorded in the minutes that they supported construction workers transported by mini-bus to and from the site in order to minimise car parking issues in the surrounding area.
- Noted the objections raised regarding the overall reduction in outside play area but highlighted that due to the proposed all-weather surface the overall play area available throughout the year had increased.
- Noted the plans that were sympathetic to the Victorian architecture of the school.
- Confirmed that there was a 20mph speed limit and traffic management consisting of a raised area in front of the school.

It was proposed by Councillor Kindersley and seconded by Councillor Harford with the unanimous agreement of the Committee that condition 9 of the officer report be amended to specify that construction deliveries be completed by 2:45pm in term time only.

It was resolved unanimously to grant planning permission subject to the conditions set out in Appendix B to these minutes following the alteration of condition 9.

## **237. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS**

It was resolved to note the decisions made under delegated powers.

**238. DATE OF NEXT MEETING – 20<sup>TH</sup> APRIL 2017**

Chairman

## **1. Commencement of Development**

The development hereby permitted shall be commenced not later than three years from the date of this permission. Within 14 days of the commencement of the development hereby approved, the County Planning Authority shall be notified in writing of the date at which the development commenced. This written notification should include the anticipated phasing of the programme and anticipated commencement date for the proposed two-storey rear extension labelled as 'Proposed Building' on the Proposed Site Plan Drawing No 2016-009/9100 Rev P dated 24/02/17.

**Reason:** *In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004 and in order to be able to establish the timescales for the approval of details reserved by conditions.*

## **2. Occupation of the development**

Within one month of the occupation of the two-storey rear extension labelled as 'Proposed Building' on the Proposed Site Plan Drawing No 2016-009/9100 Rev P dated 24/02/17, the County Planning Authority shall be notified in writing of the date at which the two-storey rear extension was first occupied.

**Reason:** *In order to be able to establish the timescales for the approval of details reserved by conditions.*

## **3. Approved Plans and Documents**

The development hereby permitted shall be carried out in accordance with the application form dated 21/09/2016 and the following information and plans (received 23/09/2016, unless otherwise stated), except as otherwise required by any of the conditions set out in this permission:

- Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17 (received: 06/03/2017);
- Existing Location Plan, Drawing No 2016-009\_P-100 Rev C dated 20-09-2016;
- Proposed Plan – Ground Floor New Building, Drawing No 2016-009\_P-214 Rev A dated 16-09-16;
- Proposed Masterplan Ground Floor, Drawing No 2016 – 009\_P-210 Rev / dated 16/09/16;
- Proposed Masterplan First Floor, Drawing No 2016-009\_P-211 Rev / dated 16-09-2016;
- Proposed Plan – First Floor New Building, Drawing No 2016-009\_P-215 Rev A dated 16-09-16;
- Proposed Plan – Second Floor New Building, Drawing No 2016-009\_P-216 Rev A dated 16-09-16;
- Proposed Elevations Corridors, Drawing No 2016 – 009\_P-281 Rev – dated 29-09-2016 (received: 11/10/2016);
- New Build Elevations, Drawing No 2016 – 009\_P-283 Rev B dated 26-09-2016 (received: 11/10/2016);
- Proposed Sections, Drawing No 2016 – 009\_P-290 dated 16-09-16;
- Proposed Plan – Roof New Building, Drawing No 2016 – 009\_P-217 dated 29-09-16 (received: 11/10/2016);
- Existing and Proposed Elevations Main Entrance, Drawing No 2016 – 009\_P-280 Rev A dated 16-09-2016;
- Changing Room Elevations, Drawing No 2016 – 009\_P-282 Rev B dated

- 29-09-2016 (received: 11/10/2016);
- Red2Green PR. Ground Floor Plan, Drawing No 2016 – 009\_P-218 dated 16-09-16;
  - Red2Green Proposed Elevations, Drawing No 2016 – 009\_P-284 Rev - dated 16-09-2016;
  - Red2Green Proposed Site Plan, Drawing No 2016 – 009\_P-111 dated 16/09/16;
  - Biodiversity Enhancement Drawing, Drawing No 2016-009/9115 Rev B dated 07/10/16 (received: 11/10/2016);
  - Landscape Layout Plan - Detail Parking & Red2Green, Drawing No 2016 – 009/9103 Rev B dated 07/10/16 (received: 11/10/2016);
  - Landscape Layout Plan Detail - Parking & Pupils, Drawing No 2016 – 009/9105 Rev C dated 07/10/16 (received: 11/10/2016);
  - Landscape Layout Plan Detail – Site Frontage, Drawing No 2016 – 009/9104 Rev C dated 07/10/16 (received: 11/10/2016);
  - Landscape Layout 1 of 2, Drawing No 2016 – 009\_9108 Rev E dated 07/10/16 (received: 11/10/2016);
  - Landscape Layout 2 of 2, Drawing No 2016 – 009\_9109 Rev F dated 07/10/16 (received: 11/10/2016);
  - Landscape Layout Plan Detail - New Building Area, Drawing No 2016 – 009/9101 Rev C dated 07/10/16 (received: 11/10/2016);
  - Landscape Layout Plan Detail - Bus Drop & Access, Drawing No 2016 – 009/9102 Rev C dated 07/10/16 (received: 11/10/2016);
  - Landscape Outline Demolition Plan, Drawing No 2016 – 009\_9111 Rev B dated 14/10/16 (received: 11/10/2016);
  - Security Schematic, Drawing No 2016 – 009/9112 Rev O dated 10/02/2017 (received: 10/02/2017);
  - Access Schematic, Drawing No 2016 – 009/9113 Rev H dated 07/10/2016 (received: 11/10/2016);
  - Bottisham Village College Lighting Design, Drawing No 12890-1-C Rev C dated 12/09/16;
  - Unit/Package Substation with Standard Plinth Detail & GRP Enclosure Detail, Drawing No EDS 07-0102.01 Rev E Sheet 1 of 3, dated 25-11-14 (received: 06.03.07);
  - Earthing Arrangement for Unit/Package Substation with Standard Plinth Detail & GRP Enclosure Drawing No EDS 07-0102.01 Rev E Sheet 2 of 3, dated 22.04.14 (received: 06.03.17);
  - Extended Phase 1 Habitat Survey Report by AB Ecology dated February 10, 2017 (received: 10/02/2017);
  - Bat Survey Report by AB Ecology dated September 1, 2016;
  - Tree survey, Aboricultural Impact Assessment, Preliminary Aboricultural Method Statement & Tree Protection Plan, Ref 5392/DG.AG/DC/MM, Survey date 19/05/2016, Rev Original by Hayden's Aboricultural Consultants dated 06/09/2016;
  - Demolition Management Plan Rev 2 by Morgan Sindall dated March 2017 (received: 06.03.2017).
  - Outline 5 year Landscape Management Plan Ref 9016-009/SP2 Rev -, by DLA Landscape & Urban Design dated 31 August 2016
  - Flood Risk Assessment by MTC Engineering Ref 1746-FRA June 2016;
  - External Lighting Statement by Roger Parker Associates Limited, Ref 1607/ExLtg Rev A dated September 2016;
  - Renewable Energy Report by Roger Parker Associates Limited, Ref 1607/RenEN Rev B dated August 2016;

- Transport Statement + Appendices by WSP Parsons Brinckerhoff, Project no 70021299 dated August 2016;
- Transport Technical Note 1 by WSP Parsons Brinckerhoff dated 17 November 2016 (received: 23/11/2016);
- Transport Technical Note 2 by WSP Parsons Brinckerhoff dated 03 January 2017 (received: 04/01/2017); and
- Environmental Noise Survey 23150/ENS1 by Morgan Sindall Construction dated 12<sup>th</sup> May 2016.

**Reason:** *To define the scope and extent of this permission and to ensure that the development is carried out as approved in accordance with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan (April 2015).*

#### **4. Construction Hours**

No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0730 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

#### **5. Construction Delivery Hours**

No deliveries to, or removal of waste or materials from the site shall take place except between the hours of 0730 and 1800 Monday to Friday, 0800 and 1300 on Saturdays and at no time on Sundays, bank or public holidays.

**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

#### **6. Travel Plan**

Within 9 months of the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), a revised full School Travel Plan shall be submitted to, and approved in writing by, the County Planning Authority. The approved School Travel Plan shall be implemented in full and regularly reviewed in accordance with the approved timetable.

**Reason:** *In the interests of highway safety and to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan (April 2015).*

#### **7. Surface Water Drainage Scheme**

The surface water drainage scheme shall be constructed in full in accordance with the Surface Water Drainage Strategy prepared by Peter Dann Consulting Engineers (ref:10-6669 dated September 2016) and associated Infiltration Test Results undertaken by Harrison's Geotechnical Engineering ref:GC20073 dated 01-02/06/2016.

**Reason:** *To prevent an increased risk of flooding and protect water quality in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and policy ENV 8 of the East Cambridgeshire Local Plan (April 2015).*

#### **8. Drainage Maintenance Arrangements**

Prior to the first occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the County Planning Authority.

The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the submitted details shall clarify the access that is required to each surface water management component for maintenance purposes. The approved maintenance arrangements shall be carried out in full thereafter.

**Reason:** *To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and policy ENV 8 of the East Cambridgeshire Local Plan (April 2015).*

## **9. External Facing and Roofing Materials**

Construction of the external walls or roofs of the permitted two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17) shall not commence until the external wall and roof materials of the permitted two-storey rear extension have been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** *To ensure that the appearance of the external surfaces are of high quality and relate to the existing building(s) in accordance with policy ENV 2 of the East Cambridgeshire Local Plan (April 2015).*

## **10. Protective Tree Fencing**

Tree protective fencing and ground protection as detailed in Section 5 of the Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (Hayden's Arboricultural Consultants dated 06/09/2016) must be installed prior to the commencement of works in the associated areas.

**Reason:** *To ensure existing trees are safeguarded and adequately protected during the construction period in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (April 2015).*

## **11. Landscaping Scheme**

Prior to the first occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing 2016-009/9100 Rev P dated 24/02/17) a hard and soft landscaping schedule shall be submitted to and approved in writing by the County Planning Authority.

These details shall include hard surfacing materials; and details of minor artefacts and structures (e.g. furniture, refuse or other storage units, cycle hoops etc.) to also include details and location of the proposed sparrow terrace. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with tree, plant and grass establishment); schedules of trees and plants, noting species, tree and plant sizes and proposed numbers / densities where appropriate; precise location of the sparrow terraces; and an implementation programme.

The landscaping works shall be carried out in full in accordance with the approved details, completed prior to the occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), or in the first planting season following occupation, and maintained on site thereafter..

**Reason:** To ensure that the development is appropriate and adequately landscaped and in the interests of the visual appearance in accordance with policies ENV 1, ENV 2 and ENV 10 of the East Cambridgeshire Local Plan (April 2015).

## **12. Replacement Planting and Seeding**

If within a period of five years from the date of the planting any tree, shrub or seeding fails or is removed other than in accordance with the approved details, that tree or hedgerow, or any tree or hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the same place, unless the County Planning Authority has given prior written consent for any variation.

**Reason:** To ensure that there is no net loss in biodiversity and in the interests of the visual appearance in accordance with policies ENV 1, ENV 2 and ENV 10 of the East Cambridgeshire Local Plan (April 2015).

## **13. BREEAM Design Stage**

Within 9 months of the commencement of the permitted two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17):

- i) Evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings scheme, or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08), and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to the County Planning Authority.

And;

- ii) A BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08), and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

**Reason:** In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with policy ENV 4 of the East Cambridgeshire Local Plan (April 2015).

## **14. BREEAM Post-Construction Stage**

Within 12 months of the occupation of the two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the part of the development to which it relates has achieved a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08), and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good' shall be submitted to, and approved in writing by, the County Planning Authority.

**Reason:** In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings and in particular the use of energy, water

*and materials in accordance with policy ENV 4 of the East Cambridgeshire Local Plan (April 2015).*

**15. New Sports Facilities**

Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), the new all weather sports facilities permitted by planning permission reference 16/01292/FUL dated 20<sup>th</sup> December 2016 (East Cambridgeshire District Council) shall be available for use and maintained on site thereafter.

**Reason:** *In order to ensure the provision of the all weather sports facilities for the College and community use in accordance with policy COM 4 of the East Cambridgeshire Local Plan (April 2015)*

**16. Car, Coach and Cycle Parking**

Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of the car, coach and cycle parking across the whole Village College Site for 210 car parking spaces, 19 coach parking spaces and 124 cycle parking spaces, including a phasing programme for the delivery of these facilities, shall be submitted to and approved in writing by the County Planning Authority.

The details shall be installed as approved, made available for use and maintained on site thereafter.

**Reason:** *To encourage the use of bicycles by staff and pupils and discourage the use of private cars in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan (April 2015).*

**17. External Lighting Hours of Use**

All external lighting shown on the Bottisham Village College Lighting Design, Drawing No 12890-1-C Rev C dated 12/09/16 and discussed in the External Lighting Statement by Roger Parker Associates Limited Ref 1607/ExLtg Rev A dated September 2016, shall be switched off between 2300 hours and 0700 hours. In the event that any security or safety lighting is required outside of these permitted hours, then no such lighting shall be permitted until full details of their location and type are submitted to and approved in writing by the County Planning Authority.

**Reason:** *To protect the amenity of the adjoining properties and surrounding wildlife and to ensure the safety and security of pupils, staff and visitors in accordance with policies ENV 2, ENV 7, ENV 9 and ENV 11 of the East Cambridgeshire Local Plan (April 2015).*

**18. Unexpected Contamination**

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the County Planning Authority has been notified and/or the additional contamination has been fully assessed and the following remediation approved in writing by the County Planning Authority:

- a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors; and
- b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the

proposed remedial works setting out a timetable for all remedial measures that will be implemented.

**Reason:** *To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

## **19. Construction Methods**

No piling shall take place on the site.

If piling is found to be required it shall not commence until a construction noise and vibration impact report has been submitted to, and approved in writing by, the County Planning Authority.

The report shall be in accordance with the provisions of BS5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration.

The development shall be carried out in accordance with the approved details.

**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

## **20. ~~Operational Noise Mitigation~~**

~~Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of the noise levels emanating from the rooftop plant of the new two-storey rear extension and how they have been minimised, including those of the new sub-station if applicable, shall be submitted to, and approved in writing by, the County Planning Authority.~~

~~The scheme shall be carried out in full accordance with the approved details, completed prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), and maintained on site thereafter.~~

~~**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*~~

## **21. Plant Noise**

Prior to the occupation of the new two-storey rear extension (as shown as 'Proposed Building' on the Proposed Site Plan, Drawing No 2016-009/9100 Rev P dated 24/02/17), details of how the noise levels emanating from the rooftop plant of the new two-storey rear extension will meet the plant criteria within Section 8.3 of the noise report entitled 'Bottisham Village College Lode Road Cambridge Environmental Noise survey report', reference number 23150/ENS1, dated 12 May 2016, including those of the new sub-station if application, shall be submitted to, and approved in writing by, the County Planning Authority and adhered to thereafter.

**Reason:** *To protect the amenity of the adjoining properties in accordance with policy ENV 9 of the East Cambridgeshire Local Plan (April 2015).*

### **Informatives**

#### **School Travel Plan**

School Travel Plan Informative: It is recommended that the County Council's Modeshift STARS system is used to update the School's Travel Plan, based on the plan provided with this application. It is also recommended that the plan is updated on an annual basis in order to help schools quickly and effectively address any school travel issues that may arise on an ongoing basis. Modeshift STARS: <https://modeshiftstars.org>

### **Vehicular Access**

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant. The applicant should be informed that a short form 278 agreement will need to be entered into with the Highway Authority in order to carry out the works within the highway.

The Highway Authority has advised that there is a bus infrastructure deficit that should be considered as part of the Section 278 agreement for the proposed development. The applicant is therefore requested to consider the provision of shelters within the project costs, to help encourage alternative modes of transport especially for the new staff members required as part of this development.

### **Protection of Nesting Birds**

The applicant should be aware that nesting birds, their eggs and (active) nests are protected under the Wildlife and Countryside Act 1981 and therefore, the applicant will need to take appropriate measures to avoid disturbing nesting birds and destruction / damage to active nests. Removal of vulnerable vegetation should ideally avoid the bird breeding season (1 March to 31 August inclusive) to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to direct impact on suitable nesting bird habitat to identify whether active nests are present. If any are found they should be clearly marked and avoided until after the young have fledged and left the nest.

### **Bluebell mitigation planting**

To take account of the bluebells that are likely to be lost during the construction phase, the applicants are requested to discuss a project for the replanting of the native bluebells with the Village College as soon as possible following occupation of the two-storey rear extension.

### **Plant Insulation**

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with

BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period). It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises. It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

### **Substation**

Electricity substations are known to emit electromagnetic fields. The NRPB has set standards for the release of such fields in relation to the nearest premises. With this in mind, an informative should be attached advising the applicant to contact The Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ, tel: 01235 831600 for advice regarding the electric/magnetic fields that are associated with electric substations.

### **Trees**

You are required to contact East Cambridgeshire District Council Trees Team on 01223 616336/616332 to apply for permission for any works to trees covered by a Tree Preservation Order.

### **Compliance with paragraphs 186 & 187 of the National Planning Policy Framework**

The County Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. The applicant has responded positively to the advice and recommendations provided and amendments have been made (where required) to satisfy concerns raised. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Appendix B

Advisory Note

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 4 and 5 below require further information to be submitted to protect the environment and are therefore attached as pre-commencement conditions. The developer may not legally commence operations on site until these conditions have been satisfied.

1. Commencement

The development hereby permitted shall be commenced no later than three years from the date of the decision notice. Within 14 days of the commencement of any development, the County Planning Authority shall be notified in writing of the first date on which any development commenced on that land.

***Reason:*** To comply with the requirements of Section 91 of the Town and Country Planning Act as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in order to be able to establish the timescales for the approval of details reserved by conditions.

2. Occupation and first use of the development

Within one month of the occupation or first use of any part of the development hereby permitted, the County Planning Authority shall be notified in writing of the date at which the occupation or first use took place.

***Reason:*** In order to be able to establish the timescales for the approval of details reserved by conditions.

3. Approved Plans and Documents

The development hereby permitted shall not proceed except in accordance with the planning application dated 11 August 2016 and the modifications and or supporting information set out in the agent's emails sent 12 October 2016 at 10:03 (surface water drainage), 22 November 2016 at 16:25 (construction hours and delivery times), 2 March 2017 at 17:35 (Annex Site Hours) and the supporting transport information from HSP Consulting Engineers Ltd received 24 January 2017 at 16:56 (providing further clarification, Queen Edith Parking Plan and Parking Zones surveyed with graphs to support the Transport Addendum) and Play Space Statement from Morley Memorial Primary School 10.2.17 (received 10 February 2017); and in accordance with the following plans and documents (received 15 August 2016 unless otherwise stated):

- 01: Site Location Plan dated 23/2/2012;
- Proposed Site Plan, Drawing Number 152 Revision 7 dated 13.09.2016 (received: 13 September 2016);
- Proposed Floor Plans Survey based GA, Drawing Number 154 Revision 7 dated 13.09.16 (received: 13 September 2016);

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- Proposed Roof Plan Survey based GA, Drawing Number 156 Revision 1 dated 18.01.2016;
- Proposed Elevations Survey based GA Drawing 1 of 2, Drawing Number 158 Revision 4 dated 15.06.2016;
- Proposed Elevations Survey based GA Drawing 2 of 2, Drawing Number 159 Revision 4 dated 15.06.2016;
- Proposed Development Strategy, Drawing Number 160 Revision 1 dated 03.03.2014;
- Classroom Extension (before and after views), Drawing Number 161 Revision 1 dated 03.03.2014;
- Activity Hall Extension (before and after views), Drawing Number 162 Revision 1 dated 03.03.2014;
- Reception Classroom Extension (before and after views), Drawing Number 163 Revision 1 dated 03.03.2014;
- Proposed Security Line, Drawing Number 166 Revision 5 dated 13.09.2016 (received: 13 September 2016);
- Elevations, Drawing Number 3744/P03 Revision 01 dated 28.06.16;
- Landscape Proposals, Drawing Number 3744/P01 Revision 10 dated 09.09.16 (received: 13 September 2016);
- Landscape Proposals Reception Play, Drawing Number 3744/P02 Revision 01 dated 21.06.16;
- Outline Planting Plan, Drawing Number 3744/P05 Revision 03 dated 13.09.16 (received 13 September 2016);
- Hayden's Arboricultural Consultants TS & AIA, Drawing Number 5346-D Revision - dated 24/06/16 (received: 05 January 2017);
- Proposed Drainage Layout by Richard Jackson Engineering Consultants, Drawing Number 45087/C/005 Revision F dated 05.08.16;
- Proposed Drainage for New Hard Surfacing Area by Richard Jackson Engineering Consultants, Drawing Number 45087-C-007 Revision E dated 05.08.16;
- Morley Primary School Schedule of Materials rev 04 by Livingston Eyre Associates landscape architects + urban designers (received: 13 September 2016);
- Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method statement & Tree Protection Plan In Accordance with BS 5837:2012 by Hayden's Arboricultural Consultants reference Proj. No 5346 dated 26/07/2016;
- Preliminary Ecological Appraisal Morley Memorial Primary School by Morgan & Stuckey Ecological Consultants reference Report No. J 3087-0516 dated June 2016;
- Construction Phase Health and Safety Plan (CPHSP) –(PEP Part 2) Appendix F Traffic Management Plan (TMP) Rev 4 dated Mar 15 (received: 1 November 2016);
- School Travel Plan reference C1854 – School Travel Plan for Morley Memorial Primary School by HSP Consulting Engineers Ltd dated December 2016 (received: 22 December 2016);
- Transport Statement reference C1854 – Transport Statement Revision 1 for proposed extension of Morley Memorial Primary School and Day Nursery by HSP Consulting Engineers Ltd dated 21<sup>st</sup> December 2016 (received: 05 January 2017);
- Framework Travel Plan reference C1854 – Framework Travel Plan for proposed Day Nursery by HSP Consulting Engineers Ltd dated December 2016 (received: 22 December 2016);

- Technical Note Addendum to the Transport Statement titled 'Response to CCC Highways comments received 13<sup>th</sup> Jan 2017' by HSP Consulting Engineers Ltd dated 24<sup>th</sup> January 2017 (received: 24 January 2017).

***Reason:*** To define the development and minimise harm to the locality in accordance with Policies 3/1, 3/4, 3/6 and 3/7 of the Cambridge City Council Local Plan (2006) and emerging Policies 1, 55 and 56 of the Cambridge Local Plan 2014: Proposed Submission.

4. Great Crested Newt Survey

No development shall commence on the land shown edged yellow on Plan CCC1, until a Great Crested Newt Survey of the land shown edged blue on Plan CCC1 has been carried out, submitted to and approved in writing by the County Planning Authority.

In the event Great Crested Newts are found as a result of the above survey, no development shall take place until a mitigation strategy approved in writing by the County Planning Authority has been implemented in full.

***Reason:*** To ensure that there is no net loss in biodiversity and there is no harm to protected species in accordance with Policies 3/1, 3/11, 4/3 and 4/7 of the Cambridge Local Plan (2006) and emerging Policies 1, 59 and 70 of the Cambridge Local Plan 2014: Proposed Submission. The Great Crested Newt survey and potential protection strategy needs to be in place prior to the commencement of development on the Annexe site to ensure adequate protection of this protected species.

5. Tree and Root Protection

No development shall commence until full details of tree protective fencing and the root protection details including no dig construction methods referred to in paragraphs 4.4.1 to 4.6.1 inclusive of Hayden's 'Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan dated 26/07/2016' shall have been submitted to and approved in writing by the County Planning Authority. No development shall commence until all approved protective fencing has been erected in its entirety in accordance with the approved details and it shall be thereafter retained throughout the duration of the construction works hereby approved. No development hereby permitted shall take place other than in accordance with the approved details.

***Reason:*** To ensure the protection of the existing trees so there is no net loss in biodiversity and in the interests of the visual appearance in accordance with Policies 3/1, 3/11, 4/3 and 4/4 of the Cambridge Local Plan (2006) and emerging Policies 1, 70 and 71 of the Cambridge Local Plan 2014: Proposed Submission. The tree and root protection measures need to be in place prior to the commencement of the development to ensure that works do not damage the existing trees, in accordance with the recommendations of the submitted preliminary arboricultural method statement and tree protection plan.

6. Landscaping Scheme

Within three months of the date of commencement of development, confirmed under condition 1 of this permission, a detailed landscaping scheme for both parcels of land, which are edged red on '01 Site Location Plan dated 23/2/2012', shall be submitted

to and approved in writing by the County Planning Authority. The landscaping scheme shall include but not be limited to:-

- replacement planting and hedgerow gap planting including size, species, and spacing details;
- a native wildflower seed mix (indicative of the local area) to be sown between the hedgerow and new path;
- shall take account of and address the habitat needs of any Great Crested Newts that may be identified on the land south of Blinco Grove;
- a detailed timetable for implementation of the scheme.

The approved planting and seeding shall be carried out in its entirety in accordance with the approved details and timetable for implementation.

***Reason:*** To ensure that the suitable conditions for biodiverse habitats are provided for and to ensure that there is no net loss in biodiversity and in the interests of the visual appearance in accordance with Policies 3/1, 3/4, 3/11, 4/3 and 4/4 of the Cambridge Local Plan (2006) and emerging Policies 1, 56, 59, 70 and 71 of the Cambridge Local Plan 2014: Proposed Submission.

7. Replacement Planting and Seeding

If within a period of five years from the date of the planting any tree shrub or seeding fails, that tree or hedgerow, or any tree or hedgerow planted in replacement for it, is removed, uprooted or destroyed or dies, or seeding fails it shall be replaced by like for like replanting and or seeding at the same place, unless the County Planning Authority gives its written consent to any variation.

***Reason:*** To ensure that there is no net loss in biodiversity and in the interests of the visual appearance in accordance with Policies 3/1, 3/4, 3/11, 4/3 and 4/4 of the Cambridge Local Plan (2006) and emerging Policies 1, 56, 59, 70 and 71 of the Cambridge Local Plan 2014: Proposed Submission.

8. Landscape and Ecology Management Plan

Within three months of the date of commencement of development, confirmed under condition 1 of this permission, a Landscape and Ecology Management Plan for both parcels of land, which are edged red on '01 Site Location Plan dated 23/2/2012', shall be submitted to and approved in writing by the County Planning Authority. The Landscape and Ecology Management Plan shall be implemented for a minimum of two years from the date of occupation.

***Reason:*** To ensure that there is no net loss in biodiversity and there is no harm to protected species in accordance with Policies 3/1, 3/11, 4/3 and 4/7 of the Cambridge Local Plan (2006) and emerging Policies 1, 59 and 70 of the Cambridge Local Plan 2014: Proposed Submission.

9. Construction Hours (including construction delivery hours)

No construction or demolition work shall be carried out other than between the hours of:- 0800 hours to 1730 hours Mondays to Fridays; and 0800 to 1300 on Saturdays. No collection from or deliveries to the site shall be made other than between the

hours of:- 0930 hours to 1230 hours; 1330 hours to 1400 hours; and 1600 hours to 1730 Mondays to Fridays; and 0900 to 1300 on Saturdays. There shall be no construction or demolition work, or collection from or deliveries to the site on Sundays or on Bank and Public Holidays.

***Reason:*** *To protect the amenities of nearby residential properties and ensure the environmental impact of construction of the development is adequately mitigated in accordance with Policies 3/1, 4/13, 8/2 and 8/3 of the Cambridge Local Plan (2006) and emerging Policies 1, 35, and 81 of the Cambridge Local Plan 2014: Proposed Submission.*

10. Construction Methods

No piling shall take place on the site.

If piling is found to be required, it shall not commence until a construction noise and vibration impact report has been submitted to, and approved in writing by the County Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration.

The development shall be carried out in accordance with the approved details.

***Reason:*** *To protect the amenities of nearby residential properties and to ensure the environmental impact of construction of the development is adequately mitigated in accordance with Policies 3/1 and 4/13 of the Cambridge Local Plan (2006) and emerging Policies 1, and 35 of the Cambridge Local Plan 2014: Proposed Submission.*

11. Unexpected Contamination

If, during development, unexpected contamination is found to be present at the site then works shall immediately cease on site until the developer has submitted a remediation strategy to the County Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the County Planning Authority.

No part of the development hereby permitted shall be occupied or used until the approved remediation strategy has been implemented in full. Within one month of occupation or first use of any part of the development hereby approved, confirmed under condition 2 of this permission, a verification report shall be submitted to and approved in writing by the County Planning Authority:

***Reason:*** *In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety in accordance with Policies 3/1 and 4/13 of the Cambridge Local Plan (2006) and emerging Policies 1 and 35 of the Cambridge Local Plan 2014: Proposed Submission.*

12. External Lighting

No new external lighting shall be installed within any part of the land edged red on '01 Site Location Plan dated 23/2/2012' other than in accordance with details which shall have been previously submitted to and approved in writing by the County Planning Authority.

***Reason:*** To protect the amenities of nearby residential properties and protected species and to ensure the environmental impact of any lighting is adequately mitigated in accordance with Policies 3/1, 4/7 and 4/15 of the Cambridge Local Plan (2006) and emerging Policies 1 and 34 of the Cambridge Local Plan 2014: Proposed Submission.

13. Travel Plans

Within nine months of the date of occupation or first use of any part of the development hereby permitted, confirmed under condition 2 of this permission, a full School Travel Plan which takes into account the reception classes shall be submitted to and approved in writing by the County Planning Authority. The approved plan shall be implemented in full and reviewed every 12 months, unless otherwise agreed in writing by the County Planning Authority.

In the event that the Annexe site is occupied by an Early Years facility or related use, within six months of that occupation, a Travel Plan which encourages travel to the site through sustainable modes shall be submitted to and approved in writing by the County Planning Authority. The submitted Travel Plan shall be managed and reviewed every 12 months thereafter by the school, unless otherwise agreed in writing by the County Planning Authority, to take account of the cumulative impacts.

***Reason:*** To ensure the safe and efficient operation of the highway and promote sustainable travel policies in accordance with Policies 3/1, 3/6, 8/2 and 8/3 of the Cambridge City Council Local Plan 2006 and emerging Policies 1, 80 and 81 Cambridge Local Plan 2014: Proposed Submission.

14. Car Parking

Prior to the occupation or first use of any part of the development hereby permitted, the onsite parking shown on the Proposed Site Plan, Drawing Number 157 rev 7 dated 13.09.2016 shall be laid out and made available for use in accordance with the details shown. The disabled parking bay and marked car parking spaces shall be retained thereafter for this purpose.

***Reason:*** To ensure there is an acceptable level of car parking provision on site in accordance with Policies 3/1, 3/6, and 8/10 of the Cambridge City Council Local Plan 2006 and emerging Policies 1, 81 and 82 Cambridge Local Plan 2014: Proposed Submission.

15. Cycle and Scooter Parking

Within three months of the date of commencement of development, confirmed under condition 1 of this permission, details of the appearance and location of the 104 cycle parking spaces, 38 scooter parking spaces and 21 additional scooter or cycle parking spaces providing an overall total provision of 163 spaces shall be submitted to and approved in writing by the County Planning Authority.

The approved cycle and scooter parking spaces shall be laid out and made available for use prior to the occupation or first use of any part of the development hereby permitted, and retained thereafter for this purpose.

**Reason:** *To ensure there is adequate cycle parking provision on site which takes account of the proposed modal share and constraints on the site in accordance with policies 3/1, 3/6, 4/13, 8/3 and 8/6 of the Cambridge City Council Local Plan 2006 and emerging Policies 1, 81 and 82 Cambridge Local Plan 2014: Proposed Submission.*

## **Informatives**

### **Bat Survey for the Annexe Building**

It is noted that the applicant will be refurbishing the existing Annexe building under Permitted Development Rights. The County's Ecologist alerts the applicant to the fact that no detailed bat survey was undertaken of this building as part of the ecological assessment, because it was understood that refurbishment works will not require access to the roof void. Should the situation change, a bat survey of the Annexe should be undertaken prior to the commencement of works.

### **School Travel Plan**

School Travel Plan Informative: It is recommended that the County Council's Modeshift STARS system is used to update the School's Travel Plan, based on the plan provided with this application. It is also recommended that the plan is updated on an annual basis in order to help schools quickly and effectively address any school travel issues that may arise on an ongoing basis. Modeshift STARS: <https://modeshiftstars.org>

### **Further potential for restrictions on residential parking**

The school and nursery should note that further proposals to carry out residents parking consultations on 26 areas across Cambridge, including roads in the local vicinity of the school, are currently being considered. If approval is given then it will then be through residents parking consultation to determine whether there is support for a scheme to be implemented or not. Such restrictions will need to be monitored and taken into account when developing and updating the School and Nursery Travel Plans.

### **Compliance with paragraphs 186 & 187 of the National Planning Policy Framework**

The County Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. Amendments to the proposed construction hours have been made and additional transport information supplied to help support the assessment of this development. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.