

PLANNING COMMITTEE



Wednesday, 28 June 2023

Democratic and Members' Services
Emma Duncan
Service Director: Legal and Governance

10:00

New Shire Hall
Alconbury Weald
Huntingdon
PE28 4YE

Red Kite Room

New Shire Hall, Alconbury Weald, Huntingdon, PE28 4YE

AGENDA

Open to Public and Press

1 Apologies for Absence

2 Declarations of Interest

3 Minutes 17 May 2023

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PLANNING APPLICATIONS

**4 CCC-22-070-FUL Pilgrim Pathways School Block 19, Ida Darwin
Site, Fulbourn Old Drift, Fulbourn, Cambridge, Cambridgeshire,
CB21 5EE**

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ITEMS FOR INFORMATION

5 Summary of Decisions Made Under Delegated Powers

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The Planning Committee comprises the following members:

Councillor Henry Batchelor (Chair) Councillor Catherine Rae (Vice-Chair) Councillor Anna Bradnam Councillor David Connor Councillor Steve Corney Councillor Ian Gardener Councillor Neil Gough Councillor Tom Sanderson and Councillor Mandy Smith

Clerk Name:	Daniel Snowdon
Clerk Telephone:	01223 699177
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Planning Committee Minutes

Date: Wednesday 19 April 2023

Time: 10:00a.m. – 12.03pm

Venue: New Shire Hall, Alconbury Weald

Present: Councillors, Batchelor (Chair), Bradnam, Connor, Goldsack, Gough, Rae (Vice-Chair) and Sanderson

59. Apologies for Absence

Apologies were received from Councillor Mandy Smith (Councillor Mark Goldsack substituting)

60. Declarations of Interest

None.

61. Minutes – 19 April 2023

The minutes of 19th April 2023 were agreed as a correct record.

62. Full Planning Application for the erection of a 1 Form Entry (FE) new primary school (210 places) with a pre-school nursery facility (26 places) with associated site access, car and cycle parking, landscaping and associated infrastructure.

At: Kennett Primary School, Kennett Garden Village, land southwest of 98-138 Station Road, Kennett, CB8 7QQ.

Applicant: Cambridgeshire County Council

Application Number: CCC/22/138/FUL

The Committee received a planning application that sought planning permission for the erection of a 1 form entry school, with a pre-school nursery facility, with associated site access, car and cycle parking, landscaping and associated infrastructure.

The presenting officer drew attention to an amendment sheet (Appendix B) circulated in advance of the meeting and published on the Council's website.

The Committee was shown an aerial view of Kennett that showed the approximate location of the site in relation to Newmarket and nearby villages. Slide shows aerial view of Kennett and the approximate location of the site in relation to Newmarket and nearby villages.

The presenting officer explained that planning permission for Kennett Garden Village had been granted by East Cambridgeshire District Council and that as part of the application, outline planning permission for the school had been granted. Members noted that it was a regulation 3 planning application as the development was a departure from the development plan.

Members noted the wider Kennet Garden Village development including the village square, green and centre that were shown on slides, together with larger map showing the garden village development. A site plan of the school was shown that illustrated the layout of buildings and playing areas together with parking areas and the pedestrian entrance to the school shown. The scooter compound, EV charging spaces and disabled parking were also highlighted to the Committee.

The presenting officer drew attention to the main hall and teaching areas that would contain no active frontage to allow for further expansion of the site in the future. The layout of Key Stage 2 shared learning areas were highlighted on the plan. Members' attention was drawn to the Key Stage 1, reception, and nursery, together with main hall, kitchen, and servery. Members noted that the outside area was designed to be used for outdoor dining or for community use as part of the main hall. A further plan was shown that demonstrated how the school could be expanded in the future.

The Committee noted that no fenestration would be present on the eastern gable to allow functionality of the main hall to deliver the different elements of the curriculum. The Committee was shown elevations of the building, on which the active frontage and the yet to be agreed mural design were highlighted.

In response to member questions

- Clarification was provided regarding the consultation area for the proposed waste-water recycling centre. Officers demonstrated on a map, the relative locations of Kennet Garden Village and the consultation area that came within 200m of the proposed school site. Members noted that the consultation area and relative location of the waste-water recycling facility would have been considered as part of the wider garden village development approved by East Cambridgeshire District Council.
- Officers confirmed that Kennet Parish Council had not made any comments on the application and had been followed up by officers.

The Chair invited the agent for the applicant, Mr Sav Patel, Strutt and Parker to address the Committee. Mr Patel informed the Committee that the applicant had worked extensively to ensure the proposed development resolved all the comments received from consultees. A fabric first approach had been adopted to the development in the materials selected for construction that had achieved an A rating for energy performance. The design also provided opportunity for further photo-voltaic panels to be incorporated within the building. The development also provided extensive landscaping and bio-diversity net gain. In conclusion, Mr Patel stated that the development was a high-quality educational centre and requested that planning permission be granted.

In response to questions from the Committee, the applicant:

- Confirmed that wheel wash facilities were included within the construction environment plan and consideration would be given to the installation of air quality monitors on the site.
- Explained that the proposals for a wastewater recycling facility would have been considered by East Cambridgeshire County Council, when the Kennett development was considered and due consideration would be given to nearby sensitive receptors when deciding a location for such a facility.
- Explained that regarding pick-up and drop-off facilities, extensive discussions had taken place with the Highway Authority and that as most children would be travelling from the garden village development, arriving by foot or by bicycle / scooter, such facilities were unnecessary.
- Commented that the design code and national guidance and requirements had been complied with in terms of energy efficiency. The school had achieved an A rating and there was potential for it to achieve A+ in the future.

During debate of the application members raised the following points:

- Attention was drawn to the travel plan and the 58% of journeys were still likely to be taken by car and questioned whether given the nature of the roads there were any safety concerns. The Committee noted that the Highway Authority and Transport Assessment Team had raised no objection and attention was drawn to draft condition 22 relating to walking routes.
- Noted that when the site was fully built there were several smart travel routes that would encourage people to travel via other means than the car. The school travel plan was a live document and would be monitored and review to allow for variations and improvements.

It was proposed by Councillor Connor and seconded by Councillor Corney that the recommendation be moved and planning permission be granted.

On being put to the vote it was unanimously agreed to grant planning permission subject to the conditions contained at Appendix A of these minutes.

63. Development including a material change of part of a car park to use for education purposes (falling within Use Class F), erection of an extension to the school building, erection of gymnasium building, new pedestrian access, alterations to parking arrangements, additional vehicle and cycle parking, bin store and external landscape works.

At: Samuel Pepys School, Cromwell Road, Eynesbury St Neots

Applicant: Cambridgeshire County Council

Application Number: CCC/22/107/FUL

The Committee received a regulation 3 planning application for a development including a material change of part of a car park to use for education purposes (falling within Use Class F), erection of an extension to the school building, erection of gymnasium building, new pedestrian access, alterations to parking arrangements, additional vehicle and cycle parking, bin store and external landscape works at Samuel Pepys School, St Neots.

The presenting officer drew attention to the amendment sheet (Appendix C) that had been published and circulated to the Committee in advance of the meeting.

The Committee was presented several slides that illustrated the location of the school within the local and wider area. Members noted that Huntingdon lay 10 miles to the north and Cambridge, 20 miles to the east. Another view presented the site in relation to nearby residential and commercial areas. Members noted that Cromwell Road had many commercial buildings, and the school was adjacent to St Mary's Church of England Primary School and the Bargroves Centre that provided support to adults with educational needs and disabilities.

The proposed site plan was shown to the Committee. On it, attention was drawn to the proposed single-storey flat roof extension and gymnasium that that was proposed to match the existing building materials of the school. Sample panels had been reviewed and deemed acceptable by officers and the urban designer. The Committee noted the new proposed entrance to the school together with car parking in addition to the existing on-site parking.

The Committee was shown the proposed planting scheme that included sensory and ornamental planting together with the existing hedgerow and planting on the site. Members noted the wildflower meadow together with forest school area.

Elevations of the school shown to the Committee, including the front of the building with the proposed school entrance. A detailed site plan was then shown that provided information on the location of classrooms.

The presenting officer explained that the amendment to condition 20 set out in Appendix C was designed to ensure no temporary site buildings were erected on site without prior knowledge.

In response to member questions:

- Noted the location of the existing hall and its incorporation within the plans.
- It was noted that the Bargroves Centre would remain and was outside of the redline of the planning application.

- The Committee noted that the shared vehicular access to the school would remain. The school, owing to its type, had a high number of drop-off points for parents and taxis. There was also substantial disabled parking and was compliant with the standards set out in the Local Plan. There were no objections from the Highways Authority and the transport plan (secured by condition) would be reviewed after 1 year to reflect any changes that may have occurred.
- Noted the arrangements that prevented unauthorised access to the school car park owing to the shared vehicular access following expressed concerns relating to safeguarding. No concerns had been raised by the school or the Department for Education regarding the shared vehicular access to the site.
- Noted that owing to the allocation of housing the application represented a departure from the development plan and that Huntingdonshire District Council had raised no concerns with the proposals as the loss of 20 houses was not considered to be substantial and the need for the additional school places was significant.

Speaking in support of the application the agent for the applicant highlighted the need for the school and the policy requirements. The proposed development included land that had been allocated for residential dwellings. However, Huntingdonshire District Council had raised no objection to the proposals and it could demonstrate sufficient 5-year housing supply; therefore, this departure from the development plan was acceptable. The Committee noted that no statutory consultees had raised an objection to the proposals.

In response to Member questions, the applicant:

- Explained that the access gate operated in such a manner that it prevented unauthorised access, together with the highly managed process through which students arrived at the school due their needs. This meant that there was minimal safeguarding risk posed by the shared entrance. Members were mindful that the majority of journeys to the school were drop-off undertaken by taxis and that it was an existing site that had protocols in place.
- Agreed to amend construction hours to end at 1pm on Saturday in line with the Environmental Management Plan.
- Agreed to the provision of a road sweeper and the installation of air quality monitors during construction.

The Committee noted the comments of local Member, Councillor Simone Taylor that are attached at Appendix D to these minutes.

During debate Members:

- Commented they were satisfied with the access control arrangements to the school.
- Highlighted the need for additional Special Educational Needs places in Cambridgeshire.

- Requested that the conditions be amended if necessary to include provision of a road sweeper and air quality monitors within the construction plan.

It was proposed by Councillor Goldsack and seconded by Councillor Connor that the recommendation be put to the vote.

On being put to the vote, it was resolved unanimously to grant planning permission subject to the conditions contained at Appendix E to these minutes.

64. Review of the local information requirements for the validation of planning applications

The Committee received a report that set out proposed updates to the local information requirements for the validation of planning applications that was required to be reviewed and updated every 2 years. The Committee noted the minor changes that had been made to the guidance together with the delegation that sought authority for officers to make further updates in respect of matters relating to climate change and ecological requirements.

It was resolved to:

Endorse the proposed revised list and guidance notes and provide the Executive Director: Place and Sustainability with delegated authority to make further updates in respect of matters relating to climate change and ecological requirements.

65. Enforcement Update Report

The Committee received the Enforcement Monitoring Update report for the period 1st November 2022 to 31st June 2023. Members noted sections 7-15 that provided updates on several key enforcement investigations.

In response to Member questions officers:

- Explained that land raising was an engineering issue and depended on how much the land had been raised by. It was inevitable that some land raising may be required during construction. However, in relation to paragraph 11.4, it was the extent and the importation of waste that was the issue. If water imbalance occurred as a result together with no flood risk assessment having been undertaken then it would form part of the planning harm.
- Commented that close collaborative work had been taking place with District Councils in relation to Willow Farm and the Ellington sites. Members noted that the Council was moving to take enforcement action on both sites that was likely to be challenged by the operators.

66. Summary of Decisions Taken Under Delegated Powers

It was resolved to note the report.

Chair

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. Condition 26 below requires further information to be submitted, or works to be carried out to ensure that surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself and is therefore attached as a pre-commencement condition. The developer may not legally commence development on site until this condition has been satisfied.

Commencement

1. The development hereby permitted shall be commenced no later than 3 years from the date of the decision notice. Within 14 days of the commencement of the development hereby permitted the County Planning Authority shall be notified in writing of the date on which the development commenced.

Reason: To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

Occupation of development

2. Within 14 days of the first occupation of any part of the development hereby permitted the County Planning Authority shall be notified in writing of the date on which the development was first occupied.

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

Approved plans and documents

3. The development hereby approved shall be carried out in accordance with the application form dated 03/01/2023 and the details set out in the application documents and drawings received on 13/12/2022 and 04/01/2023 (unless otherwise stated).
 - Design & Access Statement Rev P06, dated December 2022 (received 04/01/2023);
 - Application Boundary Plan KPS-FSA-01-XX-DR-A-0020, dated 08/12/22;
 - Location Plan KPS-FSA-01-XX-DR-A-0010 Rev P01, dated 01/08/22;
 - Block Plan KPS-FSA-01-XX-DR-A-0100, dated 22/11/22;
 - General Arrangement Elevations KPS-FSA-01-XX-DR-A-2000 Rev P06, dated 17 April 2023, (received 19/04/2023);
 - Ground floor Plan KPS- 000 Rev P06, dated 13/05/22;
 - Roof Plan KPS-FSA-01-RF-DR-A-1040 Rev P03, dated 16/08/22;
 - GA Sections KPS-FSA-01-XX-DR-A-3000 Rev P02, dated 06/07/22;
 - GA Elevations KPS-FSA-01-XX-DR-A-2000 Rev P06, dated 06/07/22 (received 19/04/2023);

- Proposed Kitchen layout with services schedule 7342.100 REV B, dated 28.11.2022 (received 10/03/2023);
- Boundaries and security plan KPS-LEA-00-00-DR-L-1003 Rev P07, dated 08/12/2022;
- Landscape proposals KPS-FSA-01-XX-DR-A-1002 Rev P13, dated 07/12/2022;
- Winter and Summer sport KPS-FSA-01-XX-DR-A-1005 Rev P02, dated 06/12/2022;
- Outline Planting Plan KPS-FSA-01-XX-DR-A-1007 Rev P03, dated 07/12/2022;
- Access and Parking Plan KPS-LEA-00-00-DR-L-1008 Rev P01, dated 06/12/2022;
- Vehicle tracking plan KPS-PDL-XX-ZZ-DR-C-1800 Revision P04, dated May '22 (received 10/03/2023);
- External Fire Strategy KPS-LEA-00-00-DR-L-1004 Revision P04, dated 27.02.2023 (received 28/03/2023);
- External Lighting Plan P186-914-Rev D, dated 02/12/2022;
- Site Waste Management Plan KPS-LEA-00-00-DR-L-1009 Rev P01, dated 06/12/2022;
- Schedule of Materials ref: SH_L_1000 Schedule of Materials_revP04 (in email from Strutt & Parker received 17/03/2023);
- Equality Impact Assessment, prepared by Strutt & Parker (received 02/03/2023);
- Accessibility Plan v1.1, prepared by Staploe Education Trust (received 02/03/2023);
- Phase 1 habitat (Ecology) Survey Report v1, prepared by Ecology Link, dated 04/06/2022;
- Biodiversity Net Gain Metric BNG Metric 4.0 Calculation Tool_Kennett PS_draft V1, prepared by Ecology Link, dated 11.04.23 (received 13/04/2023);
- Landscape Environmental Management Plan KPS-LEA-00-00-RP-L-1000 rev P02, dated 17th April 2023 (received 19/04/2023);
- Biodiversity Enhancements ref: KPS-LEA-00-00-DR-L-1010 Rev P04, dated 18/04/2023 (received 19/04/2023);
- Proposed Habitats drawing KPS-LEA-00-00-DR-L-1013 Rev P02, dated 19/04/2023 (received 19/04/2023);
- Heritage Impact Assessment ref: JAC25032, prepared by RPS Group, dated November 2018;
- Transport and Travel Plan Rev 2, prepared by Scott White and Hookins, dated April 2023 (received 26/04/2023); and,
- Transport Addendum Note, prepared by Scott White and Hookins, dated April 2023 (received 26/04/2023).

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Materials

4. The development hereby permitted shall be constructed in accordance with the external materials palette submitted on 17 and 21 March 2023.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Mural specification details

5. The development hereby approved shall not be occupied until details of the specification (i.e. size and number of the panels, thickness of the panels, colour of the panels) for the mural have been submitted to and approved in writing by the county planning authority and these works shall be carried out as approved.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Construction works

6. No construction, enabling or earthworks shall take place except between:
- 07:30 hours to 18:00 hours Mondays to Fridays.
 - 07:30 hours to 13:30 hours on Saturdays.
 - No works are permitted at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties and control the construction hours, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction collection / delivery hours

7. No construction related deliveries to or from the site or removal of waste or materials from the site shall take place except between the hours of:
- a) 0930 and 1600 Monday to Friday;
 - b) 0800 and 1300 on Saturdays; and
 - c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining properties and control the construction collection and delivery hours, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction Environmental Management Plan (CEMP)

8. For the duration of the construction phase of development the Construction Environmental Management Plan (CEMP) by Kier, dated 08.12.2022 shall be implemented in full.

Reason: To protect the amenity of adjoining properties and to ensure there is a net gain in biodiversity in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015.

Construction Noise and Vibration Management Plan

9. For the duration of the construction phase of development the Construction Noise and Vibration Management Plan by Kier, dated December 2022 shall be implemented in full.

Reason: To protect the amenity of adjoining properties in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Detailed hard / soft landscape scheme

10. No development shall commence, apart from below ground works, until full details of both hard and soft landscape works have been submitted to and approved in writing by the county planning authority and these works shall be carried out as approved.
- (a) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- (b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All preplanting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- (c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of British Standard BS5837: 2005, Trees in relation to construction – Recommendations.

Reason: To create a high-quality environment and ensure a net gain target of 10% for biodiversity enhancement is achieved in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Replacement Planting and Seeding

11. If within a period of five years from the date of the planting any tree, shrub, hedging or seeding fails or is removed other than in accordance with the approved details, that tree, shrub, hedging or seeding, or any 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 there is a net gain in biodiversity and in the interests of the visual appearance in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Biodiversity Net Gain

12. No development shall commence, apart from below ground works, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the county planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- ii) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 10 years for on-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion ii) shall be submitted to the county planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To create a high-quality environment and ensure a net gain target of 10% for biodiversity enhancement is achieved in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015.

Piling

13. No piling shall take place on the site. If piling is found to be required, it shall not commence until a method statement has been submitted to and approved in writing by the county planning authority. The method statement should include the commitment to notifying nearby properties prior to the work commencing advising how long the works will last, and a contact number of the contractor so that if there are any concerns while the piling is taking place the contractor can be contacted. If the method of piling involves impact driving this is restricted to take place between the following hours specifically for piling - 09:00 – 17:00 hours Mondays to Fridays, and None on Saturdays, Sundays or Bank Holidays.

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

Reason: To protect the amenity of nearby properties and control any piling activities that may be required during construction, without impacting on the delivery of the project, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

Unexpected contamination

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the county planning authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the county planning authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the county planning authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved in writing by the county planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

BREEAM Design Stage Certification

15. Within 6 months of the date of commencement of development, as identified by Condition 1, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the county planning authority demonstrating that BREEAM 'very good' as a minimum rating overall and BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions).

Where the Design Stage certificate shows a shortfall in credits for BREEAM 'very good', a statement shall also be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

BREEAM Post-Construction Certification

16. Within 6 months of the first occupation of any part of the development hereby permitted, as identified through Condition 2, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the county planning authority, indicating that the approved BREEAM rating 'very good' as a minimum rating overall and BREEAM 'Excellent' rating for ENE Credits (reduction of energy use and carbon emissions) has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

Air Source Heat Pump (ASHP) Details

17. Within 3 months of the commencement of development, as identified by Condition 1, details, showing elevational and layout plans indicating the precise location of the ASHP and specification details of the ASHP, shall be submitted to and approved in writing by the county planning authority.

The approved details shall be implemented in full and the ASHP shall be operational prior to the first occupation of any part of the development hereby permitted. Thereafter it shall be retained for that specific purpose and maintained in accordance with the approved details.

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 ECLP 2015.

Photovoltaic Panel Details

18. Within 3 months of the commencement of development details showing elevational and layout plans indicating the precise location of the photovoltaic panels and specification details of the photovoltaic panels, shall be submitted to and approved in writing by the county planning authority.

The approved details shall be implemented in full and the photovoltaic panels shall be operational prior to the first occupation of any part of the development hereby permitted. Thereafter they shall be retained for that specific purpose and maintained in accordance with the approved details.

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 ECLP 2015.

Gated access

19. Prior to commencement of the use hereby permitted, any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015.

Car Parking

20. Prior to the occupation of any part of the development hereby permitted, the proposed on-site car parking spaces / servicing / loading, unloading / turning / waiting area shown on the Access and Parking Plan ref: KPS-LEA-00-00-DR-L-1008 Rev P01 dated 06/12/2022, prepared by Livingston Eyre Associates, shall have been created with future access to electronic vehicle charging infrastructure (ducting) for the three proposed spaces number 23, 24 and 25, shall be laid out, demarcated, levelled, surfaced, drained in accordance with the approved plan and provided in their entirety. The car parking spaces and electronic vehicle charging infrastructure shall thereafter be retained in their entirety for their specific use.

Reason: To manage parking arrangements on site and to protect the amenity of nearby properties in accordance with policies ENV 2 and COM 8 of the East Cambridgeshire Local Plan 2015.

Cycle and Scooter Parking Details

21. Within 6 months of the date of the commencement of development, specification details of the cycle, cycle shelters and scooter racks, including elevations, shall be submitted to and approved in writing by the county planning authority.

The approved details shall be implemented in full prior to the first occupation of any part of the development hereby permitted. Thereafter the cycle and scooter parking shall be retained in accordance with the details approved for their specific use.

Reason: To promote sustainable travel and cycle & scooter parking in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

Walking routes

22. The development and use hereby permitted, shall not be occupied until details showing the walking routes to the school have been submitted to and approved in writing by the county planning authority. The details shall cover the period from date of first occupation of the school up to completion of the surrounding road (between the development and B1085 Station Road) to ensure there are safe interim walking routes in place to the school.

Reason: To ensure the safe and efficient operation of the highway, and to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

School Travel plan

23. The development hereby permitted shall be implemented in full compliance with the terms and principles of the Travel Plan as set out in the 'Transport and Travel Plan' Revision 2, dated 24.04.2023 prepared by Scott White and Hookins, and the Transport Addendum Note dated 26.04.2023 prepared by Scott White and Hookins.

The Travel Plan is to be monitored annually over a 5 year period, with all measures reviewed to ensure targets are met.

The approved School Travel Plan shall be implemented in full in accordance with its approved timetable.

Reason: To ensure the safe and efficient operation of the highway, and to promote sustainable travel in accordance with policy COM 7 of the East Cambridgeshire Local Plan 2015.

Fire hydrant provision

24. Prior to the first occupation of any part of the development hereby permitted a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the county planning authority.

Reason: To ensure the provision of fire hydrants as part of the development in the interests of public safety in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Surface water drainage scheme

25. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme and detailed maintenance plan for the site, based on the agreed (Kennett Primary School Flood Risk Assessment & Drainage Strategy) prepared by Peter Dann Consulting Engineers (ref: 11-1337) dated December 2022 has been submitted to and approved in writing by the county planning authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policies ENV 2, ENV 8 and ENV 9 of the East Cambridgeshire Local Plan 2015.

Surface water run-off during construction

26. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the county planning authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policy ENV 8 of the East Cambridgeshire Local Plan 2015.

Community Use Agreement

27. Prior to the first occupation of the primary school hereby approved, a community use agreement for the indoor and external community facilities of the development hereby approved shall be submitted to and approved by the county planning authority. The agreement shall apply only if relevant to the playing fields, hard games court, and main hall and shall include details of pricing policy, hours of use, access by non-school users, management responsibilities, implementation timetable and review mechanism. The community use agreement shall be implemented fully in accordance with the approved details and timetable.

Reason: To secure well managed safe community access to ensure sufficient benefit to the development of sport and in accordance with policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

External Lighting

28. Prior to the installation of any external lighting, a lighting scheme for the development shall be submitted to, and approved in writing by, the county planning authority. The

lighting scheme shall include details for the appearance of the height, type, position and angle of glare of any of the proposed external lighting within the school site, include lighting impact assessment details of the level of illumination, details of how light pollution is to be controlled and lighting glare minimised and, to ensure that it is designed sensitively for wildlife; so all sensitive receptors can be considered and protected.

The detailed measures as approved shall be implemented in accordance with the agreed scheme and maintained thereafter for the lifetime of the development.

Reason: In order to safeguard the amenity of all sensitive receptors, including biodiversity, in respect of possible adverse effects of lighting glare from any future lighting provision proposed for the school site in accordance with policies ENV 2, ENV 7, and ENV 9 of the East Cambridgeshire Local Plan 2015.

External lighting hours of use

29. All external lighting shall be switched off between 22.00 hours and 07.00 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 ensure there is no impact on residential amenity or biodiversity in accordance with policies ENV 2, ENV 7, and ENV 9 of the East Cambridgeshire Local Plan 2015.

Amplified music / amplified voice

30. No amplified music or amplified voice shall be played within (or piped into) external areas of the premises specifically on the sports field and hard games court, shall take place except between the hours of:

- a) 09.30 and 17.00 Monday to Friday;
- b) at no time on Saturdays unless it is for the purpose of a school event where the restricted hours in a) would apply; and
- c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties in accordance with policies ENV 2 and COM 4 of the East Cambridgeshire Local Plan 2015.

Informatives

1. Sand and Gravel Mineral Safeguarding Area

The site lies within a Sand and Gravel Mineral Safeguarding Area, which indicates that there may be an underlying sand and gravel resource. In this instance, the Planning Authority considers that prior extraction is unlikely to be feasible and that there is an overriding need for the development. Prior extraction of the resource has, therefore, not

been required in this instance. However, the applicant is encouraged to make best use of any sand and gravel that may be incidentally extracted as part of the development.

2. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

3. Infiltration Testing

Whilst it is acknowledged that a single infiltration test (test 3) has been included within the application, it would be beneficial to include the other test results in future applications in order to provide a greater detail of conditions in the area.

4. Fire Service

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the “National Guidance Document on the Provision of Water for fire Fighting” 3rd Edition, published January 2007. Access and facilities for the Fire Service should be provided in accordance with the Building Regulations Approved Document B5, Section 15. If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains then aerial (high reach) appliance access is required, the details of which can be found in the ‘Scania Turntable Ladder Technical Features’ document attached to the comments from Cambridgeshire Fire and Rescue Service dated 25 January 2023.

PLANNING COMMITTEE – 17 May 2023
ADDENDUM /AMENDMENT SHEET ITEM 4: CCC/22/138/FUL

AT: Kennett Primary School, Kennett Garden Village, land southwest of 98-138 Station Road, Kennett, CB8 7QQ.

AMENDMENT TO DRAFT CONDITIONS

Condition 26 relating to surface water run-off during construction can be omitted. Following receipt of additional clarification submitted by the applicant, the Lead Local Flood Authority has confirmed by email dated 15 May 2023 that the condition can be removed.

Condition 31 relating to the provision of sprinkler compound and refuse store details has been included to the list of draft conditions.

Condition 31 Sprinkler compound and refuse store details

The development hereby approved shall not be occupied until details showing the precise location, layout, elevations, and materials of the sprinkler compound and refuse store, shall be submitted to, and approved in writing by the county planning authority.

The approved details shall be implemented in full and shall be operational prior to the first occupation of any part of the development hereby permitted. Thereafter they shall be retained for that specific purpose and maintained in accordance with the approved details.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015

PLANNING COMMITTEE – 17th May 2023

ADDENDUM /AMENDMENT SHEET

ITEM 5: CCC/22/107/FUL

AT: Samuel Pepys School, Cromwell Road, Eynesbury St Neots

AMENDMENTS TO CONDITION 2:

- 1. Plans SA001 (1 of 3, 2 of 3 and 3 of 3) revision B, dated 15/05/2023 and received 16/05/2023 as listed below shall be added to the list of approved plans as detailed in Condition 2. In addition, the reason for this condition has been added to Condition 2.**

- Temporary Site Accommodation SA001 (1 of 3) revision B, Dated 15/05/2023, received 16/05/2023.**
- Temporary Site Accommodation SA001 (2 of 3) revision B, Dated 15/05/2023, received 16/05/2023.**
- Temporary Site Accommodation SA001 (3 of 3) revision B, Dated 15/05/2023, received 16/05/2023.**

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with policy LP 14 of the Huntingdonshire Local Plan to 2036.

AMENDMENTS TO CONDITION 20:

- 2. Condition 20 on page 27 of the report which reads: No portacabin or similar structures shall be erected on site unless details are submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.**

Reason: In the interests of amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Condition 20 is proposed to be replaced with a compliance condition as below:

The temporary site buildings shall be installed in accordance with Plans SA001 (1 of 3, 2 of 3 and 3 of 3) revision B, dated 15/05/2023 and received by the County Planning Authority 16/05/2023. Any proposed windows on the north-west elevation of the temporary site buildings shall be obscure glazed for the duration of the construction period. These temporary site buildings shall be removed from the site in their entirety prior to the first use of the development hereby approved.

Reason: In the interest of visual amenity and to protect the amenity of the users of the school in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

From: Head of Service, Planning and Sustainable Growth

Samuel Pepys Special School Agenda #5 Planning Committee 17th May 2023

It is good to see this application at the planning committee today. It hasn't been an easy journey to get to this point and the officers have worked very hard over some complex issues. Samuel Pepys Special school is very well known and highly respected school in the St. Neots community, currently providing specialist education for 102 pupils aged 3-19. This planning application is very important to increase the places to 165. Currently part of the Bargroves Centre has been used to accommodate extra pupils, so this demonstrates the need for the extension in this application.

The approval today would allow space in the existing building to be repurposed and the five new classrooms with outdoor canopies would be accommodated in the new extension with a kitchen & main new entrance.

At 9.2 in the report Principle Development, it states SN4 is land currently allocated for 20 dwellings within the Huntingdonshire Local Plan 2036. There has been no objection to the use of the site for an extension to the existing SEN School from Huntingdonshire District Council. No individual representations were received and throughout the consultation responses no objection was seen, although Cambridgeshire Fire and Rescue Service, whilst no objection, The Fire Authority would ask that adequate provision be made for fire hydrants if the Planning Authority are minded to grant approval today.

As local member, although it doesn't state in the report, I have been involved and updated on the development for many years, as I have said I am very pleased we are at the stage where the planning committee will give their consideration to the much-needed extra space to increase pupil numbers by 63.

Kind regards Cllr Simone Taylor. Eynesbury Ward.

Commencement of Development

1. The development hereby permitted must be begun not later than 3 years beginning with the date of this decision. Within 14 days of the commencement of the development hereby permitted the County Planning Authority shall be notified in writing of the date on which the development commenced.

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.

Approved Plans and Documents

2. The development hereby permitted shall only be carried out in accordance with the application dated 22 September 2022 and the following plans, amended plans and documents (received 23 September 2022, unless otherwise stated), and as amended by the information approved in accordance with the following conditions:
 - Location Plan, SPS-FSA-00-XX-DR-A-1005. Rev P07. Dated 17/01/22, received 11/11/2022;
 - Block 2 GA Elevations Sheet 1. SPS-FSA-B2-XX-DR-A-2000. Dated 07/04/22;
 - Block 2 GA Sections Sheet 1. SPS-FSA-B2-XX-DR-A-3000. Dated 07/04/22;
 - Block 2 Ground Floor Plan GA. SPS-FSA-B2-00-DR-A-1100. Dated 07/04/22;
 - Boundaries and Security. SPS-LEA-00-00-DR-L-1102 Rev P07. Dated 16/01/23, received 17/01/2023;
 - Landscape Proposals, SPS-LEA-00-00-DR-L-1100 Rev P10. Dated 16/01/23, received 17/01/2023;
 - Outline Planting Plan, SPS-LEA-00-00-DR-L-1104 Rev P04. Dated 08/11/22, received 11/11/2022;
 - Proposed 3D Eyeviews, SPS-FSA-00-XX-DR-A-7011 Rev P02. Dated 17/01/22;
 - Proposed 3D Overviews. SPS-FSA-00-XX-DR-A-7010 Rev P02. Dated 17/01/22;
 - Proposed Extension Elevations, SPS-FSA-00-ZZ-DR-A-2115 Rev P03. Dated 17/01/22, received 07/11/2022;
 - Proposed Extension GA Plan, SPS-FSA-00-00-DR-A-1015 Rev P02. Dated 01/17/2022;
 - Proposed Extension Roof Plan. SPS-FSA-00-01-DR-A-1016 Rev P04. Dated 17/01/2022, received 11/11/2022;
 - Proposed Extension Typical Sections, SPS-FSA-00-ZZ-DR-A-3010 Rev P02. Dated 17/01/22;
 - Proposed Ground Floor Plan, SPS-FSA-00-00-DR-A-1011, Rev P11. Dated 17/01/2022, received 11/11/2022;

- Proposed Gym Elevations, SPS-FSA-00-ZZ-DR-A-2120 Rev P02. Dated 09/01/22 received 07/11/2022;
- Proposed Gym Ground and Roof Plan, SPS-FSA-00-XX-DR-A-1020, Rev P02. Dated 09/01/22, received 11/07/2022;
- Proposed Gym Typical Sections, SPS-FSA-00-ZZ-DR-A-3020 Rev P01. Dated 09/01/22;
- Proposed Roof Plan. SPS-FSA-00-01-DR-A-1012 Rev P04. Dated 17/01/2022;
- Proposed Site Elevations, SPS-FSA-00-ZZ-DR-A-2110 Rev P03. Dated 17/01/22, received 07/11/2022;
- Proposed Site Plan, SPS-FSA-00-XX-DR-A-1010 Rev P06. Dated 01/17/22, received 11/11/2022;
- Proposed Views, SPS-FSA-00-XX-VS-A-7020. Rev P01. Dated 09/15/2022;
- Tree Protection Plan. Dated January 2023, received 18/01/2023;
- Wall Plan Details - Sheet 1, SPS-FSA-B1-XX-DR-A-5100, P02. Dated 07/04/22' received 15/12/2022;
- Arboricultural Method Statement. Dated January 2023, received 18/01/2023;
- Environment Management Plan (EMP) revision P04 dated 5 May 2023, received 05/05/2023;
- Ecological Enhancements SPS-LEA-00-00-DR-L-1106. Dated and received 05/05/2023;
- Flood Risk Assessment and Drainage Strategy, prepared by Peter Dann Consulting Engineers (ref: FEC-PDL-ZZ-XX-RP-003 Revision F). Dated 15/03/2023, received 16/03/2023;
- External Noise Survey, BB93 Assessment & Plant Noise Limits PC-22-0284-RP1-Rev A. Dated 8th November 2022, received 11/11/2022;
- Schedule of Materials, SPS-LEA-00-00-SH-L-2000, P02. Dated 4th November 2022, received 07/11/2022.

Materials

3. The materials shall be as specified on SPS-LEA-00-00-SH-L-2000, Schedule of Materials Rev P02, dated 4th November 2022 and the brick bond and bricks shall be in accordance with the two sample brick panels received by the County Planning Authority on 10/02/2023.

Reason: In the interests of visual amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

Environment Management Plan

4. The development hereby approved shall be carried out in full accordance with the Environment Management Plan (EMP) revision P04 dated 5 May 2023, received by the County Planning Authority on 05/05/2023.

Reason: In the interest of biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Surface Water Drainage

5. The surface water drainage scheme shall be constructed in full accordance with the following approved documents:
 - Flood Risk Assessment and Drainage Strategy, Peter Dann Consulting Engineers, Ref: FEC-PDL-ZZ-XX-RP-S-003 Revision F, Dated: 15 March 2023; and,
 - Construction Period Surface Water Run-off Management Plan, Kier Construction, Ref: Revision 1, Dated: 20 April 2023.

Reason: To prevent an increased risk of flooding and protect water quality in accordance policies 5 and 15 of Huntingdonshire's Local Plan to 2036 (May 2019).

Maintenance of surface water drainage system

6. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the County Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The approved maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and policies 5 and 15 of Huntingdonshire's Local Plan to 2036 (May 2019).

Transport

7. Prior to 1 (one) year following the first occupation of the development hereby approved, an updated school travel plan shall be submitted to and approved in writing by the County Planning Authority. The updated school travel plan shall be implemented in accordance with the approved details.

Reason: To ensure the safe and efficient operation of the highway and to promote sustainable travel in accordance with policy LP16 of the Huntingdonshire Local Plan to 2036.

External Plant

8. Prior to installation of any external plant, details shall be submitted to and approved by the County Planning Authority. These details shall be in accordance with the report

Samuel Pepys School, St Neots – External Noise Survey, BB93 Assessment & Plant Noise Limits PC-22-0284-RP1-Rev A, dated 8th November 2022 which recommends in paragraph 7.7 that ‘a detailed noise analysis should be completed and a specification for noise control of plant items developed to meet the cumulative plant noise limits above’. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity, in accordance with policy LP14 of the Huntingdonshire Local Plan to 2036.

Gas monitoring

9. The development shall be carried out in accordance with the Geotechnical and Geoenvironmental Interpretive Report Number 16113SI, dated September 2022 part 1 received by the County Planning Authority on 22/09/2022.

Reason: In the interests of public safety in accordance with Policy LP 12 of the Huntingdonshire Local Plan 2036.

Unexpected Contamination

10. If, during development, contamination not previously identified is found to be present at the site:
- (i) it shall be reported to the County Planning Authority within 1 working day;
 - (ii) no further development (unless otherwise agreed in writing by the County Planning Authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the County Planning Authority detailing how this unsuspected contamination will be dealt with;
 - (iii) the remediation strategy shall be implemented as approved;
 - (iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:
 - a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the County Planning Authority; and,
 - b. if required by the County Planning Authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the County Planning Authority.
 - (v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite receptors, in accordance with the National Planning Policy Framework 2021 and Policy LP 37 of the Huntingdonshire Local Plan to 2036.

Landscape and Biodiversity Scheme

11. The approved planting scheme shown on Landscape proposals SPS-LEA-00-00-DR-L-1100 revision P10 dated 16/01/2022, received by the County Planning Authority 17/01/2023 and Outline Planting Plan SPS-LEA-00-00-DR-L-1104 revision P04, dated 08/11/2022, received by the County Planning Authority 11/11/2022, shall be implemented in full no later than during the first planting season (October to March) following the first occupation of the development hereby approved.

Reason: To ensure adequate mitigation against the loss of two trees and to ensure net biodiversity gain in accordance with policies 30 and 31 of Huntingdonshire's Local Plan to 2036.

Replacement planting

12. All planted materials shall be maintained for ten years after planting in accordance with the approved document titled: "Ecological Management Plan" (EMP) revision P03 received by the County Planning Authority. Should any trees or plants shown on the approved landscaping scheme which, within 5 years of planting die, are removed, are seriously damaged or become diseased they shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species.

Reason: To ensure the soft landscaping is implemented and maintained in the interests of visual amenity in accordance with policies LP12, and LP14 of the Huntingdonshire Local Plan to 2036.

Arboricultural Method Statement and Tree Protection Plan

13. The development shall be carried out in accordance with the Arboricultural Method, dated January 2023, by Ecology Link and the Tree Protection Plan dated January 2023. The Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the County Planning Authority.

Reason: To ensure the protection of trees in accordance with Policy LP 31 of the Huntingdonshire Local Plan to 2036.

Bird and Bat Boxes

14. Notwithstanding the submitted details Ecological Enhancements SPS-LEA-00-00-DR-L-1106 Revision P04 dated 08/11/2022, received by the County Planning Authority on 11/11/2022, prior to the first occupation of the development hereby permitted, details of bird and bat boxes including but not limited to their proposed number, precise locations, and a timetable for their installation shall have been submitted to and approved in writing by the County Planning Authority. Thereafter the bird and bat boxes shall be installed entirely in accordance with the approved details and approved implementation timetable.

Reason: To ensure net biodiversity gain in accordance with policies 30 and 31 of Huntingdonshire's Local Plan to 2036 (May 2019).

Lighting Scheme

15. The external lighting should be in accordance with P115-3120-R3-A1 and P115-3120-R3-A1, dated 24/08/2022 and shall be switched off between 22.00 hours and 7.00 hours. In the event that any security or safety lighting is required outside of these 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: In order to safeguard amenity and biodiversity, in respect of possible adverse effects of lighting glare and in the interests of climate change, in accordance with policies LP 2, LP 12, 14 and 30 of Huntingdonshire's Local Plan to 2036.

Hydrants

16. Prior to the first occupation of any part of the development hereby permitted a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: To ensure the provision of fire hydrants as part of the development in the interests of public safety in accordance with Policy LP 12 of the Huntingdonshire Local Plan 2036.

Covered cycle parking and bin store

17. Notwithstanding the submitted details, prior to first use of the development hereby approved, full details of the covered cycle parking including but not limited to colour, material and form and any enclosure to the bin store shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

BREEAM Pre-Construction

18. Within 6 months of the commencement of development hereby permitted, the following information shall be submitted to and approved in writing by the County Planning Authority:

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 6 credits in the Energy category (Ene01 – Ene08), and no less 2 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall BREEAM rating of 'Very Good', noting that a completed pre-assessment estimator will not be acceptable; and 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 to ensure the building is sustainable and makes efficient use of energy, waste and materials in accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

BREEAM Post-Construction Review

19. Within 12 months of the first occupation of the development hereby permitted as identified by Condition 2, a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of no less than 6 credits in the Energy category (Ene01 – Ene08), and no less than 2 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: To ensure that the development is sustainable and makes efficient use of use of energy, water and materials in accordance with policy LP12 of the Huntingdonshire Local Plan to 2036.

Construction compound

20. No portacabin or similar structures shall be erected on site unless details are submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Photovoltaic Panels

21. Prior to the erection of any photovoltaic arrays details shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Fencing

22. Prior to any works to the trees and hedging facing Naseby Gardens and replacement of any fencing along the boundary shared with Naseby Gardens, details of the method of replacement including any works to the trees shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of protecting the existing trees in accordance with Policy LP 31 of the Huntingdonshire Local Plan to 2036.

Pedestrian Gates

23. Notwithstanding the details submitted in support of the application, prior to the erection of new pedestrian access gates from Naseby Gardens details shall be submitted to and approved by the County Planning Authority. Development to be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Vehicle Access Gates

24. Notwithstanding the submitted details in support of the application, prior to the erection of new vehicular access gates to the car park details shall be submitted to and approved by the County Planning Authority. Development to be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Hours of Construction

25. No construction operations, including the arrival, departure, loading or unloading of vehicles, shall take place outside of the following hours:

Monday to Friday – 7:30 to 17:00

Saturday – 7:30 to 17:00

And at no time on Sunday and Bank Holidays

Reason: In the interests of neighbour amenity in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Solar Arrays and Heat Pumps

26. Prior to the installation of solar controlled glazing or heat source pumps details shall be submitted to and approved in writing by the County Planning Authority. Development to be carried out in accordance with the approved details.

Reason: In the interests of amenity in accordance with Policy LP 14 of the Huntingdonshire Local Plan to 2036.

Informatives

1. **Cadent Gas**
Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on LinesbeforeUdig (lsbud.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.
2. **Pollution Control**
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Erection of a 5-bay modular staffroom and ancillary office building (approximately 15m long, 9.6m wide and 3.8m high) for use in association with Pilgrim Pathways School for a temporary period.

At: Pilgrim Pathways School Block 19, Ida Darwin Site, Fulbourn Old Drift, Fulbourn, Cambridge, Cambridgeshire, CB21 5EE .

Applicant: Cambridgeshire County Council

Application Number: CCC/22/070/FUL

To: Planning Committee

Date: 28 June 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): Fulbourn

Purpose: To consider the above planning application

Recommendation: That permission is granted subject to the conditions set out in paragraph 12.1

Officer contact: Dallas Owen

Post: Development Management Officer (Strategic and Specialist)

Email: [Link to the email address for Dallas Owen](#)

Tel: 01223 714722

1. Introduction / Background

- 1.1 The application seeks permission for the installation of a 144 square metre modular staffroom and ancillary offices for use in association with Pilgrim Pathways School for a temporary period. The new modular building would contain a staffroom, four offices, toilet, access ramp and fire escape steps.
- 1.2 The site of the proposed modular staffroom and ancillary office building is within the Cambridge Green Belt and this decision is being brought before members because the Council's scheme of authorisation states that development proposals that constitute a major departure from the development plan must be decided by Planning Committee.
- 1.3 The application seeks permission for the installation of the new modular staffroom and ancillary office building and its retention for a period of three years, until 31 August 2026.

2. The Site and Surroundings

- 2.1 Fulbourn village is located a little over 5km southeast of Cambridge City Centre and is within South Cambridgeshire District Council's area. Pilgrim Pathways School is situated on the eastern part of the Ida Darwin Hospital site, located on Fulbourn Old Drift, Fulbourn. The Pilgrim Pathways School is a medical needs unit providing alternative education support for children and young people with complex mental health and medical needs for pupils from Primary through to post-16. The school is situated adjacent and to the west of the residential area of Fulbourn and it is accessed from the eastern end of Fulbourn Old Drift via the entrance to the operational Ida Darwin Site, which provides vehicular and pedestrian access. The proposed location of the modular building is on a grassed area to the east of some existing grassed earth mounds between the Pilgrim Pathways School Building to the north and The Cambridge Steiner School to the south. The wider site benefits from existing mature landscaping on or near the boundaries of the Hospital site. To the east of the application site are the rear gardens of residential properties along Thomas Road.
- 2.2 The western part of the former hospital site has been mostly demolished, except for one remaining building to the west of the existing access that has been fenced off with temporary construction fencing. The wider hospital, which includes the application site is leased to the Cambridgeshire and Peterborough Foundation Trust (CPFT) for the hospital site. The planning statement submitted in support of the application advised that work was in progress to seek to extend this lease until 2028 prior to the subsequent intended sale and redevelopment of the wider site. Cambridgeshire County Council currently provides education facilities to children attending the hospital and as part of the new lease it is expected that a licence will be processed with the intent of formalising County Council's use.
- 2.3 A railway line is adjacent to the northern boundary of the former hospital site, is approximately 110 metres north of the application site. The application site is in flood zone 1, the lowest category of risk for fluvial flooding. The application site falls at least in part within ground water protection zones 1,2, and 3. It is also located within the Cambridge Green Belt.

- 2.4 There is a scheduled monument known as 'settlement site by Caudle Corner Farm' approximately 270 metres north-west of the proposed siting of the modular building. The nearest listed building is a Grade II listed dwelling, 29 Hinton Road, which is situated approximately 260 metres to the south-east of the application site. Fulbourn Conservation Area is 240 metres to the east of the application site. Also, Fulbourn Fen Site of Special Scientific Interest is approximately 1.9 kilometres to the east of the application site. The application site is outside of and adjacent to the western boundary of the Development Framework for Fulbourn as defined by The South Cambridgeshire Local Plan 2018. Within the South Cambridgeshire Local Plan policy H/3 is a site specific policy for the Fulbourn & Ida Darwin Hospitals.

3. The Proposed Development

- 3.1 This is a Regulation 3 planning application for the erection of a new modular staffroom and ancillary offices for the medical and teaching staff that provide education provision to children attending the hospital and is not and does not contain a classroom. The total number of teaching staff on site is 19. The mobile is therefore required to provide a staff room for the 19 staff on site. The approximate dimensions of the temporary building is 15 metres by 9.6 metres, with the height of the flat roof being approximately 3.8 metres above ground level. The proposed modular building will have mushroom coloured steel cladding, the panels will be off-white colour coat steel, the windows will be white PVC-U framed and the external doors will be white painted steel with mid-grey frames.
- 3.2 Access to the building will be on the western elevation via a ramp and stairs which will have a stained timber skirting. A further set of steps will be installed on the south elevation. It is proposed that the temporary building is retained for a period of three years, until 31 August 2026.

4. Planning History

- 4.1 The following paragraphs set out the most relevant planning history for the former Ida Darwin hospital site, detailing the planning consents issued by South Cambridgeshire District Council relating to the wider site:
- 4.2 S/1066/13/OL - the redevelopment of the Ida Darwin Hospital site with up to 180 dwellings (C3) including affordable housing a 70 unit Extra Care facility (C2) with access and associated works open space and landscaping following the demolition of existing buildings on site. Refused 4 July 2014.
- 4.3 S/4469/18/PN - Prior notification for prior approval of proposed demolition of 18 buildings including water tower. Approved 24 December 2018.
- 4.4 S/0670/17/OL - Outline planning application for up to 203 dwellings including affordable housing and land for community provision with access and associated works open space and landscaping following the demolition of existing buildings on site. Approved 7 November 2019.

- 4.5 20/05199/REM - Application for all matters reserved for Layout, Scale, Appearance and Landscaping following the granting of outline approval ref: S/0670/17/OL for up to 203 dwellings including affordable housing and land for community provision with access and associated works, open space and landscaping, following the demolition of existing buildings on site. Approved 30 April 2022.
- 4.6 To date, 19 condition discharge applications which provide further information relating to outline planning permission S/0670/17/OL, and 9 condition discharge applications which provide further information relating to the reserved matters application 20/05199/REM have been submitted to SCDC for consideration.

5. Publicity

- 5.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 by means of a notice published in the Cambridge News on 30 November 2022.
- 5.2 Two site notices were posted 28 November 2022, one to the south of the application site on a lamppost on the north side of Fulbourn Old Drift and a second on site beside an existing parking area to the south of Block 19 Ida Darwin Site.
- 5.3 Discretionary notification letters were sent to properties in the immediate vicinity of the Pilgrims Pathways school site.

6. Consultation responses

- 6.1 The full details of the consultation responses that were received can be found on the Council's public access planning webpages, and the following section contains summaries of the consultee responses:
- 6.2 South Cambridgeshire District Council (SCDC) Planning: No objection. The Local Planning Authority (LPA) have no objections to the proposed temporary staff room and ancillary office building, subject to a condition to ensure the building is removed and the land is restored to its former condition within a certain time period.
- 6.3 SCDC Environmental Health: No objection.
- 6.4 Cambridgeshire County Council (CCC) Highways Development Management: No objection, as no significant adverse effect upon the public highway should result from this proposal.
- 6.5 CCC Transport Assessment: no comments received.
- 6.6 CCC Ecology: No objection. Satisfied that the scheme will have no adverse impact on biodiversity. The proposed bird and bat box condition will secure adequate biodiversity enhancement for the scheme.

- 6.7 Lead Local Flood Authority (LLFA): No objection. As there will be little to no impact to surface water drainage.
- 6.8 Crime Prevention Design Team: No objection in relation to the above proposal. Recommend dusk to dawn eyelets above each door, CCTV and an alarm.
- 6.9 Cambridgeshire Fire and Rescue Service: no comments received.

7. Representations

- 7.1 Fulbourn Parish Council commented as follows: -
Concern over increase traffic flow and on street parking should this application result in an increase in pupil numbers.
Were pupil numbers capped when permission was granted for the building to be used as a school in its current form or in its initial use?
With future developments potentially commencing in the same time period in close proximity to the school, there will undoubtedly be an increase in traffic.
- 7.2 No neighbour representations have been received in respect of this application.

8. Planning Policy

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 8.4 and 8.5 below.
- 8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.
- 8.3 The following paragraphs within the NPPF (July 2021) are also considered to be relevant to this application:

- Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- Paragraph 9 - These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- Paragraph 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- Paragraph 39 - Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.
- Paragraph 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- Paragraph 93 - To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings,

public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

- Paragraph 137 - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- Paragraph 138 - Green Belt serves five purposes:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- Paragraph 147 - Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- Paragraph 148 - When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- Paragraph 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
 - a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than

the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- Paragraph 159 - Planning and Flood Risk - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- Paragraph 168 – Applications for some minor development and changes of use should not be subject to sequential or exception tests but should still meet the requirements for site specific flood risk assessments set out in footnote 55. Footnote 55 – A site specific flood risk assessment should be provided for all developments in flood zones 2 and 3. In flood zone 1, an assessment should accompany all proposals involving sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
- Paragraph 180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
- Paragraph 194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to

include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- Paragraph 195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal
- Paragraph 202 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

8.5 The development plan comprises the South Cambridgeshire Local Plan (Adopted September 2018) (the SCLP) and the following policies are relevant to this application:

S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
SC/4 Meeting Community Needs
SS/3 Cambridge East
CC/1 Mitigation and Adaptation to Climate Change
CC/4 Water Efficiency
CC/9 Managing flood risk
HQ/1 Design Principles
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/14 Heritage Assets
TI/9 Education Facilities
H/3 Special Policy Area - Fulbourn & Ida Darwin Hospitals

9. Planning Considerations

9.1 The main planning issues that need consideration as part of the determination of this application are: Justification of Need, protection of Green Belt land, the impact on heritage assets and the conservation area, ecology and biodiversity, traffic and transport matters, residential amenity, flood risk, and climate change. Each of these matters are addressed in the sections below.

Principle of development and Justification of Need

9.2 As stated in the submitted Justification of Need letter "The Pilgrims Pathways school is a pupil referral unit providing alternative education support for children and young people with complex mental health and medical needs. The school provides a dynamic learning environment for pupils from primary through to post-16. They have a unique role offering

teaching, learning and support to pupils/patients with more complex needs requiring inpatient treatment as part of NHS CAMHS (Child and Adolescent Mental Health Services) Tier 4 specialised services. Tier 4 services provide assessment and treatment for children and young people with emotional, behavioural or mental health difficulties. These are the three Tier 4 secure units- The Darwin Adolescent Psychiatric Centre, The Phoenix Eating Disorders Unit, The Croft Children and Family unit – all three being located on the Ida Darwin Hospital site in Fulbourn which is owned by CPFT (Cambridgeshire and Peterborough Foundation Trust)".

- 9.3 The Justification of Need letter also states that "The school has recently undertaken a health and safety audit with staff. One of the areas identified within the audit was that staff identified there was nowhere for them to go when they were not teaching. Staff are either sitting in their cars to eat lunch or walking around the carpark when needing to take time out from a stressful situation. This is due to the school being based on an NHS site and therefore the only space offered is designated teaching spaces and there is no other space on site. The total number of teaching staff on site is 19. The mobile building is therefore required to provide a staff room for the 19 staff on site. The mobile building will be needed as temporary provision".
- 9.4 The current proposal, if approved, would be to install and then retain the new mobile building on site for three years, at which time the education authority would undertake a review of the ongoing need taking into account the proposed relocation of the Pilgrims Pathways school to the new children's hospital at Addenbrookes, and redevelopment of the wider site. At paragraph 2.1.3 of the submitted Planning Statement it states that "There is currently a lease in place to Cambridgeshire and Peterborough Foundation Trust for the hospital site". The Agent has confirmed that the lease has been extended to 31 December 2028 at the latest. A licence is in progress to allow for the mobile and other space within the hospital buildings that CCC occupy. It is considered that the proposed development does not conflict with Policy TI/9 of the South Cambridgeshire Local Plan (SCLP) and is supported by paragraph 93 of the NPPF.

Protection of Green Belt land

- 9.5 The location of the proposed mobile building is within the Cambridge Green Belt. Policy S/4 of the SCLP states that: 'New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.'
- 9.6 Paragraph 138 of the NPPF defines the purposes of Green Belt as: checking unrestricted sprawl; preventing neighbouring settlements from merging; safeguarding the countryside from encroachment; preserving the setting and character of historic settlements; and, encouraging the recycling of derelict and other urban land. Paragraph 148 of the NPPF outlines that Development will only be permitted when 'the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.
- 9.7 The new mobile building does not benefit from any exceptions to inappropriate development that are set out in paragraph 149 of the NPPF. Although it is noted that the development is harmful to the purposes of the Green Belt (because it does represent sprawl), it is considered that this harm will be no greater than that caused by the existing buildings in the locality (also taking into account that permission has been granted by

SCDC for the wider site to be redeveloped for housing) and residential properties to the east. Furthermore, the low height of the proposed mobile building, along with the location and context of existing buildings means that the site and proposed mobile building cannot be seen from the public highway as the existing buildings obscure any views of the site. Therefore, any potential harm to the Green Belt or the impact on the openness of the Green Belt would be limited.

- 9.8 In paragraph 93 of the NPPF, it requires planning authorities to provide services the community needs and decisions should (b) take into account and support the delivery of local strategies to improve health, and (d) ensure that established services are able to develop and modernise. The letter from Cambridgeshire County Council which justifies the need for a temporary mobile building in this location details that the proposed development will allow the staff to continue to provide adequate care to the children accommodated at the school, specifically that the building would provide staff with a rest area which would reduce occupational stress. In the spirit of paragraph 149 (b) of the NPPF, it is considered that the provision of the proposed mobile building is an 'appropriate facility in connection with the existing use of land'. These factors, when balanced against the limited harm to the purposes of the Green Belt, as set out in paragraph 9.7 above, outweighs the Green Belt considerations which thereby constitutes the very special circumstances that can justify such development in the Green Belt. Furthermore, the temporary nature of the proposal and intention to remove the mobile building within three years, ensures that there is no harm to the long-term objectives of Green Belt policy. Therefore, the proposal does not conflict with Policies S/4, HQ/1 and NH/8 of the SCLP or the relevant paragraphs regarding the protection of Green Belt Land contained in the NPPF.

Impact on Heritage assets and Conservation area

- 9.9 As mentioned earlier in the report, there is a scheduled monument known as 'settlement site by Caudle Corner Farm' approximately 270 metres north-west of the proposed siting of the modular building. The nearest listed building is a Grade II listed dwelling, 29 Hinton Road, which is situated approximately 260 metres to the south-east of the application site. Fulbourn Conservation Area is 240 metres to the east of the application site. Also, Fulbourn Fen Site of Special Scientific Interest is approximately 1.9km to the east of the application site.
- 9.10 Paragraph 194 of the NPPF (July 2021) states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification. SCLP policy NH/14 also supports this. The proposed temporary mobile building is single storey and has a low-pitched roof which would make it subservient to the existing school building. As the development is only proposed on a temporary basis and will not be sited within or adjacent to the heritage assets mentioned above in paragraph 9.9, the harm to the heritage assets is not considered to be significant owing to the separation distances. The site cannot be seen from the public highway as the existing buildings obscure any views of the site. As such, the proposal accords with policies HQ/1, NH/14 of the SCLP and paragraphs 194, 196 and 202 of the NPPF.

Ecology and biodiversity

- 9.11 The installation of the mobile building will take place on an area of amenity grassland located between existing buildings. The application is accompanied by an Ecological Impact Assessment (EIA) that concludes in section 8.3.1 that “There are no onsite habitats suitable to support nesting birds. The impact on nesting birds by the proposed development/works is assessed as negligible”. At section 8.4.1 of the EIA, it concludes that “There are no onsite habitats suitable to support bats. The trees close to the site were considered suitable foraging and commuting habitat for bats but were not considered suitable to support roosting bats. The impact on bats by the proposed development/works is assessed as negligible”. Section 8.5.1 concludes that “The impact on badgers by the proposed development/works is assessed as negligible”; at 8.6.1 “The impact on hedgehogs by the proposed development/works is assessed as minor”; and at 8.7.1 “The impact on reptiles by the proposed development/works is assessed as negligible”. The County Ecologist considers this to be an accurate representation of the ecological assessment undertaken as part of the scheme. Within the submitted Ecological Impact Assessment, it is recommended that three bird boxes and two bat boxes are provided as enhancement to the site. This can be secured by draft condition 4. The County Ecologist has reviewed the EIA and commented that they are satisfied that the scheme will have no adverse impact on biodiversity and welcome a bird and bat box condition, which will secure adequate biodiversity enhancement for the scheme. As such the proposed development accords with policy NH/4 of the SCLP.

Traffic and transport

- 9.12 The comments of Fulbourn Parish Council are noted. However, the number of pupils will not increase as a consequence of this development and therefore the proposal will not lead to any changes to travel patterns or volumes. CCC Highways have not objected to the proposal. As the proposed 5 bay unit is to be used to accommodate existing staff needs with an increase of one full time and two part time members staff, and that the access remains unchanged, no significant adverse effect upon the public highway should result from this proposal the development accords with Policies TI/2 and TI/9 of the SCLP.

Residential amenity

- 9.13 The proposed development will be located within the context of the existing buildings on the Ida Darwin site, specifically the building used for the Pilgrims Pathways school. 15, 16, and 17 Thomas Road are the nearest residential properties with their rear garden boundaries located approx. 138 metres from the eastern boundary of the proposed site. There is a mature landscape belt providing a barrier between the Ida Darwin site and the residential properties along Thomas Road. The Environmental Health officer did not raise any objections, on the basis that the proposal is providing necessary facilities for the staff of the school. It is therefore unlikely to have a negative impact on any neighbouring residents who will be familiar with the established use as a school and associated noise. On this basis the proposed development is considered to comply with policies HQ/1 and SC/10 of the SCDC Local Plan.

Flood risk

- 9.14 The application site is located within Flood Zone 1 which indicates a low risk of flooding. The LLFA had no objection in principle on the basis that the proposed development encompasses a small temporary structure which will result in little to no impact to surface water drainage both on site and externally, as such the proposal will therefore be compliant with paragraph 168 of the NPPF (July 2021), and policy CC/9 of the SCLP.

Climate change

- 9.15 Cambridgeshire County Council declared a climate change emergency in May 2019 and the Council's Climate Change and Environment Strategy 2022 sets the Council on a pathway to securing a sustainable future for the County and its residents. The Local Education Authority owns a number of modular buildings that are regularly transferred from school to school to meet changing demographic and accommodation needs. The County Council currently has no 5 bay mobile buildings available. The mobile building that has been proposed for this site will be prefabricated off site. The long-life span and suitability for re-use of this mobile unit in the future will preserve the embodied energy used in the original building manufacture. Therefore, this proposal is considered to comply with Policies CC/1 and TI/9 of the SCLP.

Other issues

- 9.16 Whilst the comments of the Crime Prevention Design Team are noted in respect of the preference that wall mounted eyelids above each door are dusk to dawn rather than passive infrared sensors (PIR), and for the provision of CCTV and an alarm, it should also be noted that the site of the proposed development is part of the wider residential hospital site and that the security of the proposed building, in terms of lighting and surveillance, will be incorporated into the security arrangements for the whole hospital site.

10. Public Sector Equality Duties (PSED).

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. In addition to the protected characteristics under the PSED, the Council considers that care leavers are also a protected characteristic. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and

encouraging people with protected characteristics to participate in public life or in other activities where their participation is low.

- 10.2 The same level of provision of educational facilities will be retained at the Pilgrims Pathways school and as the proposed development will improve staff welfare this arguably will have a positive impact on the young people with more complex needs requiring inpatient treatment as part of NHS CAMHS (Child and Adolescent Mental Health Services) Tier 4 specialised services. Tier 4 services provide assessment and treatment for children and young people with emotional, behavioural, or mental health difficulties. Therefore, it is considered unlikely that this development would have any negative impact on those with protected characteristics and there would be no known implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion

- 11.1 For the reasons that are fully set out in section 9 above, the proposed development accords with national and local policy in respect of the principle of development, justification of need, impact on heritage assets, ecology and biodiversity, flood risk, traffic and transport, and climate change and is therefore sustainable development that should be supported.
- 11.2 Although the proposed development is considered to be inappropriate development for the purposes of the Green Belt, when this is balanced against the justification for the need of the development, along with the fact that the proposal is for a mobile building which would be for a temporary period, it is considered that very special circumstances apply and therefore it is recommended that the application is approved.

12. Recommendation

- 12.1 It is recommended that planning permission is granted subject to the following conditions:

Time limit

1. The permission hereby granted is a temporary permission which shall expire on 31 August 2026 or when the modular building is no longer used as a staff room and office accommodation, ancillary to the use of Pilgrim Pathways School whichever is the sooner. The hereby permitted development, shall be removed and the land restored to its former condition within one month of cessation of its use or by 31 August 2026, whichever is the sooner.

Reason: To define the permission and to ensure satisfactory restoration of the site in the interest of protecting the Green Belt, in accordance with policy HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018, and Section 13 of the NPPF.

Approved plans and documents

2. The development hereby permitted shall only remain in accordance with the application dated 16 June 2022 and the following plans and documents (received 8 September 2022, unless otherwise stated); amended plans and documents:

- 5 bay mobile building Location Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Site Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Setting Out Plan, Mc339-LP-001-P, dated Jul 21;
- 5 bay mobile building Detail Plan – Proposed, Mc339-LP-001-P, dated Jul 21;
- Proposed elevations and floor plan, M21-08 RevC, prepared by MRC, dated 02.06.2021;
- Modular buildings typical external ramp and steps Type19, MBTA19-000, dated Oct '19 (received 19.06.2023);
- Fire Safety Strategy, M21-08 FS RevC, prepared by MRC, dated 02.06.2021;
- Technical Information Note Mobile Classrooms Final Version, prepared by Local Authority Building Control, dated March 2011 (received 18.04.2023); and
- Ecological Impact Assessment, prepared by Greenwillows Associates Ltd, dated March 2021.

Reason: To ensure the appropriate development of the site, protect the character and appearance of the locality in accordance with policies HQ/1, and NH/8 of the South Cambridgeshire Local Plan 2018.

Use restriction

3. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 as amended, the hereby permitted modular building shall be used as a staff room and office accommodation only, ancillary to the use of Pilgrim Pathways School.

Reason: To limit the use of the temporary building to that applied for to limit potential traffic impacts to those assessed, in accordance with policy TI/2, and in the interest of protecting the Green Belt and the countryside, in accordance with policy HQ/1 and NH/8 of the South Cambridgeshire Local Plan 2018, and Section 13 of the NPPF.

Bird and Bat Boxes

4. Prior to the first occupation of the development hereby permitted, details of bird and bat boxes including but not limited to their proposed number, precise locations, and a timetable for their installation shall have been submitted to and approved in writing by the County Planning Authority. Thereafter the bird and bat boxes shall be installed entirely in accordance with the approved details and approved implementation timetable.

Reason: To ensure net biodiversity gain in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

Informatives

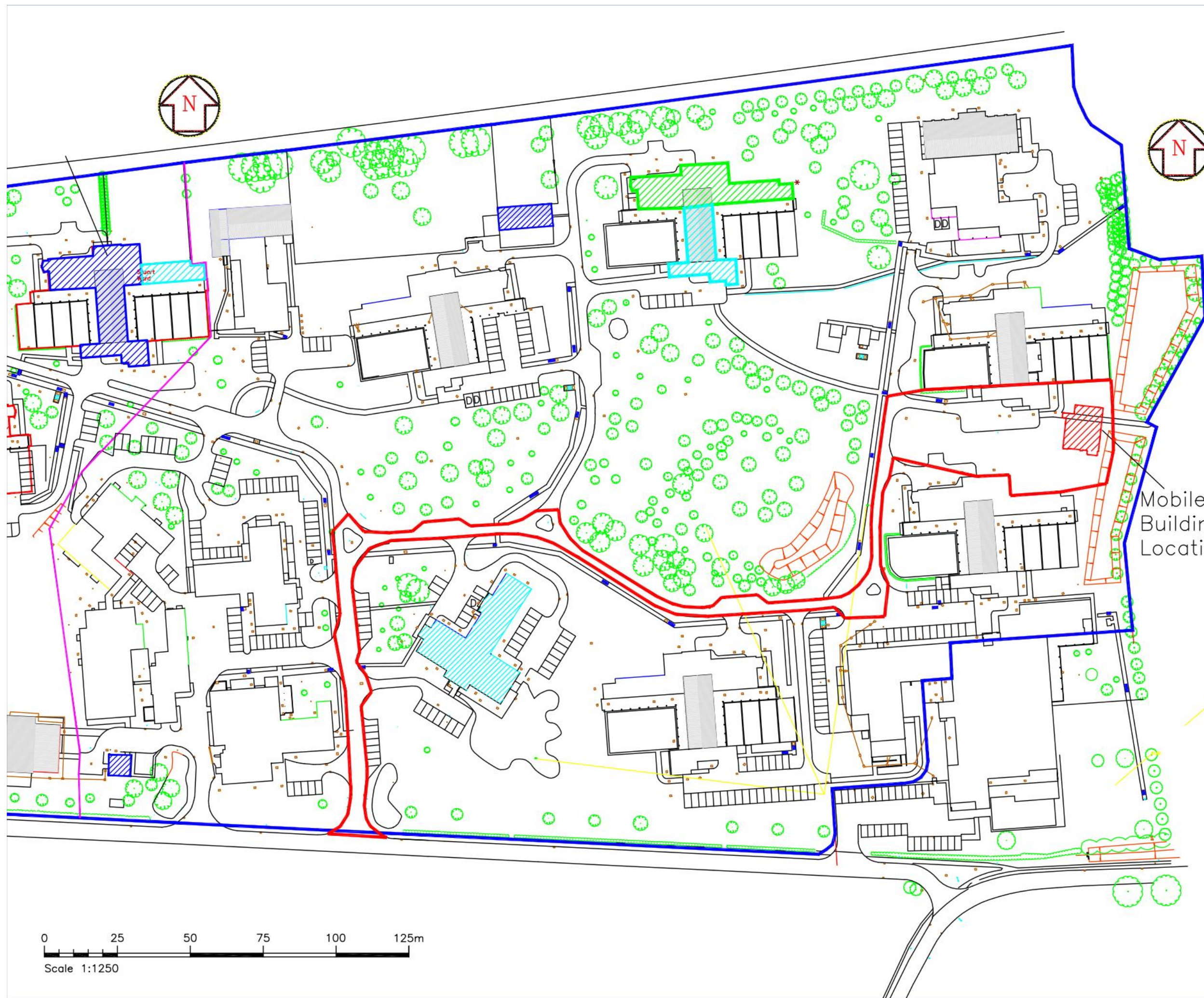
Greater Cambridge Planning Officers have advised the applicant to discuss proposed delivery time scales with the developer of South Cambridgeshire District Council's planning permission reference number 20/05199/REM (Morris Homes).

Compliance with paragraph 38 of the National Planning Policy Framework

The applicant sought pre-application advice and has worked proactively with the County Planning Authority 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.

Source Documents

[Link to south-cambridgeshire-adopted-local-plan-2018.pdf](#)



The north point is approximate and should not be used as a true reference

Whilst every effort is made to keep these drawings current, this cannot be guaranteed. All information should therefore be checked and confirmed. Cambridgeshire County Council cannot be held responsible for errors or omissions outside of its control.

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Premises

Pilgrims Pathways
(Ida Darwin)

Drawing

5 Bay Mobile Building
Location Plan – Proposed

Drawing Number

Mc339-LP-001-P

Drawing File:
\\ccc.cambridgeshire.gov.uk\Data\Res Ppd\
CCC Building Surveys\
Input - SITE NAME (USRN)\Building Name (UBRN)\
Drawings\Drawing Name.dwg
overflow text

Revision History:
13-07-21 - Change to fire exit position

Date: Jul 21

Drawn by: RGH

Scale @ A3 1:1250

• DO NOT SCALE THIS DRAWING •

Summary of Decisions Made Under Delegated Powers

To: Planning Committee

Date: 28 June 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): All

Purpose: To consider the above

Recommendation: The committee is invited to note the report

Officer contact:

Name: Deborah Jeakins

Post: Business Manager, County Planning, Minerals and Waste

Email: [Link to the email address for Deborah Jeakins](#)

Tel: 07468 719657

1 Introduction

- 1.1 The committee meeting that was held on 31 January 2005 agreed that a brief summary of all the planning applications that have been determined by the Head of Strategic Planning, under delegated powers, would be provided.
- 1.2 The Scheme of Delegation set out in Part 3D of the Council's Constitution describes the extent and nature of the authority delegated to the Executive Director: Place and Economy to undertake functions on behalf of Cambridgeshire County Council. The delegations are made either by the Full Council or one of its committees. The Executive Director considered it necessary and expedient, to authorise the Head of Strategic Planning (now the Assistant Director Planning, Growth & Environment) to undertake functions on his behalf. These authorisations are included within a written schedule of authorisation published on the Council's website which is available at the following link for Place and Economy (now Place and Sustainability):
<https://www.cambridgeshire.gov.uk/council/council-structure/council-s-constitution/>.

2. Summary of decisions

- 2.1 Four applications have been determined under delegated powers during the period between 6/05/2023 and 20/06/2023 (the date of drafting this report), details of each are set out below:

1. App ref: CCC/23/021/VAR Section 73 planning application for the retention of two mobile buildings for a temporary period.

Informative This application seeks to retain the existing mobile buildings for a further period until 31 August 2028 without compliance with condition 1 of planning permission E/3002/18/CC.

Location: Burwell House, North Street, Burwell, Cambridge, Cambridgeshire, CB25 0BB.

Decision: permission granted on 16/05/2023

For further information: contact Dallas Owen on 07721 819831.

2. App ref: CCC/23/027/VAR Section 73 planning application to retain a mobile classroom for a temporary period.

Informative: This application seeks to retain the existing modular building for a further temporary period until 31 August 2025 without compliance with condition 1 of planning permission F/2007/18/CC.

Location: Manea Community Primary School, Station Road, Manea, March, Cambridgeshire, PE15 0HA.

Decision: permission granted on 22/05/2023

For further information: contact Steven Weemes on 01223 715518.

3. App ref: CCC/22/076/VAR Completion of construction of two agricultural irrigation reservoirs following the extraction of sand and gravel.

Informative - Section 73 planning application seeking to vary condition 4 of planning permission CCC/22/112/VAR to allow angling.

Location: Lyons Farm Reservoirs, Wimblington Road, Manea, Cambridgeshire.

Decision: permission granted on 01/06/2023

For further information: contact Helen Wass on 07771 972694.

4. App ref: CCC/23/007/VAR Retention of temporary 5 bay mobile classroom.

Informative: Section 73 application to retain the temporary 5 bay mobile classroom until 31 December 2024, without complying with condition 1 of planning permission H/5006/18/CC.

Location: Eastfield Infant And Nursery School, Pig Lane, St Ives, Cambridgeshire PE27 5QT.

Decision: permission granted on 16/06/2023

For further information: contact Kathy Render on 07795 157990.

