

**Agenda Item No. 3**

**CHANGE OF USE FROM CLASS D2 (LEISURE) TO CLASS D1 (NON-RESIDENTIAL INSTITUTIONS) TO PROVIDE A PUBLIC RECORD AND ARCHIVE FACILITY.**

**AT: STRIKES TEN PIN BOWLING, THE DOCK, ELY, CAMBRIDGESHIRE, CB7 4GS**

**FOR: CAMBRIDGESHIRE COUNTY COUNCIL**

**LPA REF: E/3001/15/CC**

*To:* **Planning Committee**

*Date:* **10 December 2015**

*From:* **Head of Growth & Economy**

*Electoral division(s):* **Ely North and East**

*Purpose:* **To consider the above planning application**

*Recommendation:* **It is recommended that planning permission be granted subject to the conditions set out in paragraph 9.1**

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## **1.0 BACKGROUND**

- 1.1 This application has come forward as a result of a county council need to move the County's Public Archives currently located in the basement of Shire Hall. The Shire Hall basement has been identified as unfit for the purpose for storing archival materials and the County Council needs new accommodation for the Archives.
- 1.2 The applicant originally proposed to relocate the Ely Registration Office from a building in the centre of the city, and move Children, Families and Adult Services from Noble House, consolidating its services in Ely into one single site. The applicant had also proposed to move the Cambridgeshire Collection from the Cambridge Central Library to the new location.
- 1.3 Following internal decisions by the applicant, the application has been amended to seek a change of use to accommodate the Public Archives only, with the only external changes being the addition of windows. Consultation has taken place both on the original proposal and revised proposal. All responses are referred to in this report to enable a full consideration of the comments received.

## **2.0 SITE AND SURROUNDINGS**

- 2.1 Strikes Bowling Alley is located within Cambridgeshire Business Park in Ely amongst other warehouse and industrial type buildings. The application site is 0.9571ha and includes the Strikes building, its surrounding car park, the access road which is shared with Jewson's builders' merchants to the west, and the road (The Dock) that provides access via the roundabout with the A142. This road (The Dock) includes a mini roundabout, which serves the business park, Tesco supermarket and Tesco petrol filling station. The access road to the site shared with Jewson's divides the land at Strikes into two parts.
- 2.2 The division of the site by the shared access leaves a 981sqm unused parcel of land on the northern side which is currently overgrown with trees and other vegetation. The building and car park are located south of this access road on a 4466sqm area. The building is an L-shaped warehouse-style building of approximately 1681sqm gross internal floorspace which is currently occupied by the bowling alley and includes a children's soft play area. There is a 56 space car park to the front of the building and there are 6 uncovered cycle spaces.
- 2.3 The surroundings of the site feature Tesco supermarket to the north-east, with Ely Railway Station beyond. There is further Tesco parking and a "Click & Collect" point to the east; a small area of vacant land to the south; and buildings of the Cambridgeshire Business Park to the south and west. This includes Angel Drove Pay & Display car park to the west of the bowling alley and Jewson's builders' merchants to the

north-west of the building. Tesco's Petrol filling station is situated to the north of the building.

- 2.4 For non-car methods of travel the site is approximately 400m on foot from Ely Railway Station, around the outside of Tesco supermarket. It is 400 metres from the bus stops on Station Road by walking directly through Tesco car park. There is also another bus stop serving Tesco supermarket, which is closer to the site. The centre of Ely can be accessed by walking via footpaths on the A142 and alongside subsequent roads.

### **3.0 PROPOSAL**

- 3.1 This application is for a material change of use from a bowling alley and children's soft play area (Class D2 Leisure Use) to be used as a non-residential institution for the purpose of providing public access to the County Public Archives with ancillary storage of the archive material (which is within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended). Additionally, material alterations to the external appearance of the building are proposed including the addition of windows to the northern wing of the building to facilitate light to the publically accessible areas.
- 3.2 The mezzanine floor (proposed to provide an additional 1395 square metres of floorspace) no longer forms part of this application.
- 3.3 It is proposed that the southern wing of the building (approximately 1380sqm of floorspace) would be used for archive storage, and would not be directly accessible by the public. The northern wing would provide the study rooms for use by members of the public, document consultation areas and staff facilities. There would be 300sqm of publically accessible floorspace.

### **4.0 PLANNING HISTORY**

- 4.1 The use of the building as a bowling alley was granted permission in 1997 by East Cambridgeshire District Council (planning references 97/00223/OUT and 97/00681/RMA). The building has been extended, most recently in 2004, with a single storey extension to form additional games and party rooms (planning reference 04/00267/FUL).

### **5.0 CONSULTATION**

- 5.1 Consultation took place on the original application and the responses are recorded below. Further consultation/notification was also carried out with all parties who commented originally in respect of the application as amended.

## 5.2 East Cambridgeshire District Council – original proposals

Consultation comments from the district council planning officer were endorsed at their planning committee on 29 April 2015, following recommendations made by the officer and discussion at committee. The key points that were endorsed are as follows:

- The proposed development is for a town centre use in an out of town location. However, due to the previous use of the site, the specific requirements of the new building and the characteristics of the location, it is considered that the location of the proposal is acceptable in principle.
- The proposal results in the replacement of one community facility with another. The new facility is considered to provide benefits, in relation to the special significance it would have as a county-wide resource and the anticipated number of visitors it would attract. The proposal is therefore acceptable in principle, in relation to policy COM3 of the Local Plan.
- In order to ensure that the use remains primarily a community one, it is requested that a planning condition be applied limiting the office space to 450 sqm, as specified on the application form.
- The level of parking, which falls below the Council's Maximum Parking Standards is of some concern. The reduced numbers have been partly argued due to the specific nature of the D1 use and the amount of floor space given over to records storage. The proposed use should be restricted by condition to that set out in the application rather than a broad D1 use Class, to ensure parking issues do not arise should the use change in the future to one requiring a higher level of parking.

They also wished to add the following comments:

- Members do not believe that this site is an appropriate location for the Ely Registration Office.
- The parking on site should be managed to ensure that there is sufficient space for those visiting the facility. Members were concerned that the car park should not be filled with staff working in the B1 element of the scheme.
- As this is an educational facility there should be provision for bus/coach parking for school visits etc.
- Members wanted to see the possibility of the currently unused land to the north of the site being used as a staff car park, which would enable the existing parking to be solely for visitors.

- Connection to the Angel Drove pay and display car park should be improved to ensure access for wheelchairs/ buggies etc.
- Members are keen to stress the importance of communication with the District Council on any plans for this site. As the detail of the precise use evolves Members expect to see consultation with Local member and Officers at the District Council. Members also stressed the importance of consultation with other interested parties including the city council and the trustees of Youth Ely Hub as there could be some significant cross over in services offered.

- 5.3 East Cambridgeshire District Council – revised proposals  
Acknowledged that some concerns that were initially raised had related to the office element, which is now not part of the application. All other comments remain relevant.
- 5.4 City of Ely Council – original and revised proposals  
Had no concerns regarding the application.
- 5.5 CCC Highways Development Management – comments included in CCC Transport Assessments.
- 5.6 CCC Transport Assessments – original proposals  
Objected to the proposal on the grounds that the Transport Statement did not provide enough information and contained some errors. The main concerns were accessibility of the site, existing and proposed trip generation, the proposal's transport impact and whether the site's car park could accommodate the predicted trip numbers. Following revision and submission of three Transport Statement Addendums, revised comments were received indicating that the Transport Statement now adequately addressed the outstanding issues, and the objection was withdrawn.
- 5.7 CCC Transport Assessments – revised proposals  
Acknowledged that the revised application is significantly smaller than the previous version of the application and that the agreed trip generation results in fewer trips than the existing land use. The officer has no objection provided the permission granted is use specific due to the low numbers of trips generated by the proposed land use.
- 5.8 CCC Access Officer – no comments received.
- 5.9 Police Architectural Liaison Officer – no comments to make.
- 5.10 Cambridgeshire Fire & Rescue – no comments received.
- 5.11 Neighbours – original proposals  
The application received seven responses from interested parties, summarised as follows:

- Concerns over loss of leisure facility/bowling alley.
- Location in Ely is not as accessible as in Cambridge.
- Site not as accessible from train station as pedestrian/cycle access is through Tesco car park.
- Lack of computer-terminals, study-space and equipment, not being equivalent to existing facilities.
- Lack of space for school visits.
- Unsuitable location.
- Unsuitability of building due to lack of windows.
- Unsuitability of building for Registration office/public building due to design/aesthetics.
- Unsuitability of building as it is a steel-built structure and susceptible to damage and vandalism.
- Location for Cambridgeshire Collection not as accessible as current location in Central Library.
- Building will not be as suitable for the Cambridgeshire Collection as the current location in Central Library, which was recently upgraded.
- Cambridgeshire Collection should not be moved, just because the Public Archives have to be moved.
- Argument for moving both the Public Archive and the Cambridgeshire Collection to be under one roof is inaccurate as they do not attract the same type of researcher and are rarely used together.
- Concerns about flood risk and the danger to the archive documents.
- Concerns about security of the building.
- Concerns about rodent infestation.
- Concerns about contamination due to the site's historic use as docks.

And the following suggestions:

- Public Archives should be incorporated into the Central Library with the Cambridgeshire Collection.
- Alternative accommodation should be found, such as the basement of Guildhall in Cambridge, or moving staff out of Shire Hall for the archives.
- The proposed "Enterprise Hub" should be moved with the public archives instead of the Cambridgeshire Collection.

#### 5.12 Neighbours – revised proposals

The application has received two further neighbour representations, summarised as follows:

- Concerns that there is not enough publically accessible space included for document consultation or enough computer terminals.

- Concerns that there is no provision for visiting groups from schools or colleges.
- Concerns that there is no provision of a refreshment area,
- Concern that the building will not be fit for purpose as a suitable building to store archival material and that it does not meet British or European standards against flooding, contamination, theft, fire, pests or vandalism.

## 6.0 PLANNING POLICY

6.1 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 all applications for planning permission be determined in accordance with the development plan unless other material considerations indicate otherwise. The relevant policies from the development plan are set out below.

6.2 National Planning Policy Framework (March 2012) (NPPF)

Presumption in favour of sustainable development – paragraphs 11-14  
Ensuring the vitality of town centres – paragraphs 23-27

6.3 Planning Practice Guidance (PPG)

Ensuring the vitality of town centres

6.4 East Cambridgeshire Local Plan (April 2015) (LP)

East Cambridgeshire District Council adopted a new Local Plan on 21<sup>st</sup> April 2015.

GROWTH 2	Locational Strategies
GROWTH 5	Presumption in favour of sustainable development
ENV 2	Design
ENV 8	Flood risk
COM 1	Location of retail and town centre uses
COM 3	Retaining community facilities
COM 4	New community facilities
COM 7	Transport Impact
COM 8	Parking Provision
ELY 7	Employment-led/mixed-use allocation, Station Gateway

6.5 Ely Station Gateway Supplementary Planning Document (Draft for Consultation January 2014) (SGSPD)

This document is currently at the consultation stage and has not been formally adopted.

## **7.0 PLANNING CONSIDERATIONS**

7.1 The NPPF has at its core a presumption in favour of sustainable development (paragraph 14) and contains the government's national planning policy. It is a material consideration in planning decisions and indicates that development which is in accordance with the development plan should be approved unless other material considerations indicate otherwise (paragraphs 11, 14).

7.2 East Cambridgeshire Local Plan also has a presumption in favour of sustainable development, policy GROWTH 5; with a policy on locational strategy, GROWTH 2, that focuses development on Ely as the most significant service centre in the district and promoting it as the lead settlement for growth.

### Out of Centre Location

7.3 The proposed development is considered to be a town centre use, and would therefore normally only be allowed within a town centre location. There are a limited number of circumstances where a town centre use may be permitted in an out of centre location, as set out in policy COM 1, including the following:

- The sequential approach has been followed and there are no suitable sequentially preferable sites available.
- The site is suitable for the proposed use and the building form and design is appropriate in the local context.
- The scale and type of development is directly related to the role and function of the centre or its locality, in accordance with the hierarchy in Policy GROWTH 2
- The development would enhance the character and attractiveness of the centre and its locality, and not adversely affect residential amenity; and
- The development would be accessible by a choice of means of transport (including public transport, walking and cycling), and the local transport system is capable of accommodating the potential traffic implications.

7.4 The NPPF and PPG also set out the criteria for "town centre first" policy and that "only if suitable sites are not available should out of centre sites be considered" (NPPF, paragraph 24). Sites at edge and out of centre locations should demonstrate that they are well connected to the town centre and easily accessible.

7.5 In this case it is considered that the proposal broadly meets the criteria for an out of centre location as defined in COM 1. It was confirmed at the pre-application stage with the district council that a sequential test would not be required for this proposal, given the specific requirements for the archive building making it highly unlikely that a suitable town centre building would be available. It is also a consideration that the bowling alley is an existing leisure use which has occupied the site for



a number of years. The site has therefore supported a town centre use in the out of centre location, without significant adverse impact on the local area, and the use of this publicly accessible building in community use is well established.

- 7.6 The site is considered to be broadly suitable for the proposed use, with the building form and design as existing appropriate for the surrounding area, and with no impact on residential amenity owing to the absence of any nearby dwellings. The site is accessible by a variety of transport options, being close to the railway station and easily accessible by car and walking routes. The proposal is therefore also in accordance with policy COM 4 and meets the policy criteria for new community facilities.
- 7.7 The relocation of the archives is expected to draw 6000-9000 visitors annually to Ely, which could contribute to the city centre economy, even from the proposed out of centre location. It is not far to travel into Ely city centre from this location and visitors to the archive may choose to spend more time in Ely once they have made their initial journey to the area.
- 7.8 There is a local plan allocation, ELY 7, and emerging Supplementary Planning Document (SGSPD), for a mixed-use Station Gateway development, concentrated around the area that is currently Tesco supermarket and their car park and therefore adjacent to, but not including, the application site. This would consist of residential, retail and office space, and an enhanced transport interchange that could come forward as a result of this allocation and would improve transport access to the site, particularly the pedestrian link to the railway station. While this allocation is in the Local Plan and forms part of the currently unadopted and emerging Ely Station Gateway Supplementary Planning Document (SGSPD), the speed at which this development comes forward may be dependent on local and national factors outside of the district council's control.
- 7.9 Overall, it is therefore considered that the proposed use is acceptable in this out of centre location, and that the proposal is in accordance with the criteria for town-centre uses in out of centre locations, as defined in policy COM 1 and the criteria for new community facilities as defined in COM 4.

#### Loss of Community Facility

- 7.10 Concern has been raised that the loss of the bowling alley would result in the loss of a community facility in Ely. The closest other indoor bowling alleys available to members of the public are in Cambridge or Peterborough, although it has been stated that Strikes is intending to close the facility and sell the building anyway and this decision is not based on the outcome of this application.
- 7.11 The proposed use would be likely to attract a different section of the community than the existing bowling alley. It is considered that Ely's

leisure provision is otherwise viable and varied, with a variety of leisure facilities already provided across the city. Additionally, East Cambridgeshire District Council granted permission on 1<sup>st</sup> April 2015 for a new cinema/leisure complex at Downham Road, which would provide a more comparable leisure facility to the bowling alley within the wider city area.

- 7.12 Policy COM 3 supports avoiding the loss of community facilities, and such loss would only be supported in certain cases. One of these is if the proposal would “involve the provision of an alternative community facility which brings demonstrable greater benefits to the settlement or neighbourhood”. The relocation of the Public Archives to Ely will create a cultural and educational facility of county-wide significance. It is expected to attract 6000-9000 visitors a year to the city. It is therefore considered that the proposal is in accordance with policy COM 3, in that the loss of the existing community facility will be replaced with one of county-wide significance that is likely to benefit the City of Ely.

#### Proposed Use and Suitability of the Building

- 7.13 The proposed use of the building as a public archive and ancillary record store has led to representations on the suitability of the building. It is considered that the new building would provide a suitable location and facility for use as public archives including the storage of the archive materials given the space available and the practical nature of the building. The internal rearrangement will provide the necessary space to facilitate use of the archives as a study collection. The applicant has confirmed that the building would provide storage capacity for the public archive for at least the next 20 years.
- 7.14 The County Council has a statutory duty to appropriately store the county archive, necessitating its relocation out of Shire Hall. While the suitability of the building has been questioned including in relation to matters of security and safety, the archives service has satisfied itself that the building will provide appropriate accommodation and is working with the National Archives Service to ensure that the building is suitable for archive storage, in terms of climate control, storage facilities, security and safety.
- 7.15 Concerns have been raised about moving the archive away from Cambridge and its current location in Shire Hall. This was a decision made by the County Council as applicant given the need to move the archive from the unsuitable basement in Shire Hall. It is understood that there were limited options available for the storage of an archive of this size. The need to move the Archive and the suitability of this building are material planning considerations in the determination of this application. However, the operational decision to move the archive to this particular location has been made by the applicant and is not a planning consideration for the purposes of determination by this committee.

### Design and Layout

- 7.16 Some minor external alterations are proposed to the existing facade, including the provision of windows for the staff facilities and publically accessible sections. These would add some interest to the elevations, as well as improving the operation of the building.
- 7.17 The originally submitted floor plans showed indicative study spaces, desks and computer terminals. This raised concerns that the proposal would not provide as many facilities as the existing Public Archives. It was confirmed by the applicant that these plans were indicative only, and the layout and design of the space is being finalised by the architects to provide an appropriate number of study spaces and facilities. It was also suggested that more provision needed to be made for larger parties such as visits by school or community groups. There is currently no separate provision for large school groups at the Archive or the Collection, and both would continue to use existing reader space to accommodate school groups as they do now.
- 7.18 It is considered that the building will function well with the proposed minor external changes and internal rearrangement, and that the external changes will not significantly affect its setting or appropriateness in the area amongst the similar types of warehouse-type buildings. It will therefore be in accordance with ENV 2, in that it is already appropriate for the surrounding area in scale and form.
- 7.19 Although representations have been made that not enough space is provided for public access, the internal layout and operation of the building is primarily an operational decision for the applicant. The County Archive Service can determine how they use the space available to them for individual access or groups and it is not a material planning consideration in the determination of this application.

### Transport and Parking

- 7.20 The site is easily accessible by both car and by public transport, with pedestrian access from the railway station and the bus stops on Station Road. While it is not located in the centre of town, it is easily accessible to the residents of Ely and to the county as a whole, given that there are frequent train and bus links to Cambridge, March, Littleport and further afield.
- 7.21 It is not proposed to change the level of parking at the site from the existing 56 spaces. East Cambridgeshire's parking standards, policy COM 8, allows for up to 1 car parking space per member of staff and up to 1 space for every 30sqm in D1 uses such as museums, galleries and exhibition halls. This would allow for 10 spaces for staff and 10 spaces for visitors given the 300sqm of publically accessible space. If taking into account the entire D1 floorspace of 1681sqm, this would allow for up to 56 visitor car parking spaces, allowing up to 66 staff and visitor spaces, indicating that the existing 56 spaces would be adequate provision. In any case, it is considered that calculating the

maximum standards based on the publically accessible space is more appropriate, and therefore an existing provision of 56 spaces, when the standards call for up to 20 spaces, will be more than adequate for the proposed use and will ensure that there is plenty of parking on site for visitors to the public archives.

- 7.22 Suggestions from district council members were made based on the original proposal that improvements should be made to the Angel Drove Pay & Display Car Park, and the pedestrian links to it, possibly through the implication of a S106 legal agreement. The County Council cannot enter into a S106 agreement with itself as both applicant and determining authority. Furthermore, planning obligations can only be imposed where it is demonstrated that financial contribution should be made to improve infrastructure as a direct result of the impact of the development. The original proposal was likely to have a much greater impact on the surrounding highway network, with significant implication for parking, particularly based on the peak times for the Registration Office. As a result of the revised proposals the applicant has demonstrated that the parking provided on site is enough to accommodate all staff and visitors at the site, and use of the Angel Drove Pay and Display Car Park will not be required. Existing transport infrastructure will serve the site and therefore it would be inappropriate to request additional contributions to improve off-site transport projects which are unrelated to the development.
- 7.23 In order to ensure that the assessment that has been carried out accurately reflects the continuing use of the site, the district council and CCC Transport Assessments Officer have suggested that the permission is restricted to the specific use, rather than broad D1 use, to ensure that parking issues that could arise from an unspecified future D1 use could be dealt with through an additional transport assessment as part of any future change of use application. This is considered to be an appropriate suggestion, given the specific use of the site, and will be included in the conditions.
- 7.24 It was also suggested that the parking be appropriately divided between staff and the visitors to the Archives. It is considered that this is primarily a matter for the applicant when operating the facility and it is not necessary to secure by condition owing to the abundance of parking at the site.
- 7.25 There are currently 6 cycle spaces on site, and it is proposed to replace the existing hoops with 12 covered spaces. The criteria in policy COM 8 require 1 space per 5 members of staff plus 1 space for every 35sqm of D1 space. This would equate to 2 staff spaces and 9 visitor spaces based on publically accessible floorspace. The 12 proposed spaces are therefore in accordance with the 11 required by East Cambridgeshire policy COM 8.

7.26 It should be noted that there is currently no dedicated visitor parking at the Public Archives at Shire Hall. This proposal will therefore provide visitor parking for these facilities, is in accordance with East Cambridgeshire District Council's parking standards and has been assessed by the CCC Transport Assessments Team as an accurate reflection of the expected number of journeys. It is considered that the proposed number of parking spaces is adequate for the proposed use and is therefore considered to be in accordance with COM 4 as a well located new community facility; COM 7 as the Transport Impact has been fully taken into account and provides safe and convenient access to the site; and COM7 as the parking standards have been met. The proposal would therefore be suitable in this location from a transport perspective.

#### Flood Risk and Contamination

7.27 The site is within flood zone 3 and as a change of use it was agreed at the pre-application stage that the application submission did not require a flood risk assessment, but that the archives service should satisfy itself that appropriate measures have been taken to ensure the protection of the archive documents within the building. The applicant has confirmed that the new facility will be fully compliant with British Standard PD5454 for the storage and exhibition of archival material, and that they are working closely with the National Archives to ensure that the facility is fit for purpose.

7.28 Similarly, the proposal will not involve any external demolition or construction, and therefore no risk of contamination as a result of earth movements. It is not considered that any of the surrounding uses will have a significantly detrimental effect on the archive, and in any case the storage of the material will be carefully climate controlled in the storage area, to the satisfaction of the County and National Archives Service as discussed in paragraph 7.14.

7.29 As no additional floorspace or external increases in paved areas are proposed, the change of use will not be increasing the run-off rates or risk of flooding elsewhere on or off-site. The proposal is therefore considered to be in accordance policy ENV 8, as the proposal will not increase the risk of flooding on site or in the surrounding area.

## **8.0 CONCLUSION**

8.1 The applicant has demonstrated that the bowling alley building can be suitably adapted to accommodate the public archive and has shown that the transport implications will not have a detrimental effect on the local highway network. On balance it is considered that the proposal is in accordance with local planning policy and would be a suitable location and site for the proposed use.

8.2 In order to ensure this, planning conditions will be included to limit the D1 use specifically to the Public Archives.

## 9.0 RECOMMENDATION

9.1 It is therefore recommended that permission is granted subject to the following conditions.

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall be carried out in accordance with the following documents and drawings:

- Planning Statement March 2015 rev C (received: 06/03/2015);
- Planning Statement Addendum November 2015 (received: 3/11/2015)
- Transport Statement Report No 5 30.10.2015 (received: 03/11/2015)
- Location Plan CAM.1030 (received: 03/11/2015)
- Site Plan - 9125-SK-001 rev B (received: 03/11/2015);
- Proposed Elevations - SK4 rev P4 (received: 03/11/2015);

*Reason: To define the site, protect the character and appearance of the locality, and to ensure flexibility of the internal arrangement of the space, in accordance with policy ENV 2 of the East Cambridgeshire Local Plan (2015).*

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (or any order revoking, re-enacting or modifying that Order) the development hereby permitted shall be limited to the purpose of providing public access to the County Public Archives with ancillary storage of the archive material only and for no other purpose including any other use falling within Class D1 non-residential institutions.

*Reason: In order to limit the development to that which has been applied for to limit the transport impacts, in accordance with COM 7 of the East Cambridgeshire Local Plan (2015).*

4. The car parking spaces and bicycle parking spaces shown on "Site Plan - 9125-SK-001 rev B" shall be provided prior to the building first being brought into use and kept available for the parking of motor vehicles and bicycles, respectively, at all times. The parking shall be

used for the benefit of the staff and visitors to the building and permanently retained as such thereafter.

*Reason: To accommodate staff and visitors vehicles at the site in accordance with COM 7 and COM 8 of the East Cambridgeshire Local Plan (2015).*

Informative

Condition 3 requires that any subsequent change of use from the County Public Archive Facility will require planning permission.

<b>Source Documents</b>	<b>Location</b>
Application File E/3001/15/CC	Shire Hall