

PLANNING COMMITTEE: MINUTES

Date: Thursday 14th December 2017

Time: 10.00am – 10.45am

Place: Kreis Viersen, Shire Hall, Cambridge

Present: Councillors A Bradnam, D Connor (Chairman), I Gardener (Vice-Chairman), B Hunt and S Kindersley.

28. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Harford, Hudson and Whitehead.

There were no declarations of interest.

29. MINUTES – 2ND NOVEMBER 2017

The minutes of the Planning Committee meeting held on 2nd November 2017 were agreed as a correct record and signed by the Chairman.

30. EXPANSION OF CHESTERTON COMMUNITY COLLEGE FROM SIX FORM ENTRY SECONDARY SCHOOL (600 PUPILS) TO EIGHT FORM ENTRY SECONDARY SCHOOL (1,200 PUPILS), INCLUDING PARTIAL DEMOLITION AND ERECTION OF PART ONE STOREY AND PART TWO STOREY EXTENSION TO INCLUDE A NEW MAIN ENTRANCE / RECEPTION, A LARGE MAIN HALL, A DINING HALL, A KITCHEN, NEW TEACHING ROOMS, CIRCULATION SPACE, WC'S AND STORAGE FACILITIES; EXTENSION TO THE EXISTING CAR PARK; THE PROVISION OF NEW CYCLE PARKING; HARD AND SOFT LANDSCAPING; GENERAL BUILDING REFURBISHMENT; REMOVAL OF A GAS METER; AND IMPROVEMENTS TO THE ACCESS ROAD WITH INTERNAL PEDESTRIAN CROSSING POINTS.

AT: CHESTERTON COMMUNITY COLLEGE, GILBERT ROAD, CAMBRIDGE, CB4 3NY

LPA REF: C/5003/17/CC

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

The Committee received a planning application that sought planning permission to construct an extension to Chesterton Community College, to provide an additional two entry forms, which would result in an eight form entry school, increasing pupil numbers from 900 to 1200 students, and a commensurate increase in staff. It was noted that there was an inaccurate reference in the title to 600 students, which should read 900.

In the presentation, Members noted:

- The current layout of the site was very open and presented potential safeguarding issues. The proposed changes sought to address these issues and have more strongly defined locations around the site, including a 'gateway' extension to provide a reception area which was discussed through the use of elevation drawings and 3D views;

- Where the site was located within Cambridge and where the objections had been received from, with Gilbert Road and Carlton Way specifically pointed out by officers;
- A number of internal alterations were included in the plan, which did not require planning permission, but information was provided to give a full picture of the proposed scheme;
- The application included a junction improvement within the site, changes to car parks and landscaping and the introduction of renewable energies;
- The concerns raised by Cambridge City Council officers in relation to the design of the entrance building and the use of render to create a focal point, which was discussed within the report;
- That whilst the Sports Centre does not form part of the planning application, it was shown on the plans to provide context as it was on the same site.

Arising from Members' questions:

- It was confirmed that the main vehicular access to the site would still be the Gilbert Road entrance. Bateson Road was only used for vehicular access occasionally, e.g. for parents' evenings and other events. A Member expressed concern that the site was therefore still reliant on one very narrow entrance/exit, which was very constrained and not suitable for coaches. Officers explained that having Bateson Road open permanently as a pupil entrance was not an option as it would open more potential safeguarding issues. Reference to the objection from Cam Cycle about not using this entrance was also discussed by officers and an explanation had been supplied by the planning agent on this matter. 300 additional cycle spaces were being provided as part of the application, and the Sports Centre has its own cycle parking provision;
- It was noted that the intention that all visitors (but not students) entering the school would come through the reception area, and this was part of the improved safeguarding provisions.

Speaking in support of the application, Colin Young, on behalf of the applicant addressed the Committee.

Mr Young explained why the extension was necessary, and the benefits and enhancements that it would bring to the school. He confirmed that all proposed work was being built within the confines of the existing built area. The proposal would have minimal impact on transport, with the Transport Assessment estimating 26 additional car trips (22 pupils/4 staff) per day. Pupils would continue to be dropped off in neighbouring streets.

In July 2017, a simple survey of pupils found that 57% of pupils travelled to school on a bicycle or scooter, and 35% walked, albeit it was noted that Year 11 students were unlikely to have been there for that. The additional cycle trips could be comfortably accommodated within the provision for additional cycle spaces. It was noted that the requirement was for one parking space to be provided for every three members of staff. One of the key tools available to the school would be the operation of a Travel Plan, which would periodically monitor parking, cycling, and the numbers of pupils being dropped off, and identify any changes or actions required.

A Member asked whether there would be sufficient parking spaces to cover both staffing and Sports Centre usage. Mr Young indicated that with the support of the Travel Plan, the parking should be ample. It was confirmed that there was no suggestion of using Bateson Road for coach drop offs, as this was a constrained residential road, whilst Gilbert Road was more appropriate.

The Committee noted comments from the Local Members, Councillors Scutt and Richards. A Member commented that he found Cllr Scutt's detailed comments very helpful and informative.

In discussion:

A Member commented that this was clearly an important opportunity to refurbish and extend an existing school, and she supported the application in principle. She had some concerns about the reception building, in that it was in a separate building, which meant that staff would have to walk outside, in all weather conditions, to reach it. Officers advised that the applicants had had pre-application discussions with school management, so these type of issues would have been discussed at that stage. From an urban design perspective the design was very workable, and it also addressed the safeguarding issues.

Officers showed on a map the approximate catchment area for the school, which was useful in terms of the numbers of students who would realistically be walking and cycling. Members commented that they found this very helpful and it would be useful to have this type of catchment map when considering applications for other schools in future.

A Member observed that many schools and colleges were also 'Community Hubs', as pointed out in Councillor Scutt's submission, so sometimes there would be events being held at them with a wider 'catchment' of attendees, so there may be parking issues in the evening. Officers advised that the main transport issues expressed by those who had made representations related to drop off and pick up time, traffic during the construction phase and coaches. These issues would be picked up in the Travel Plan.

It was resolved unanimously to grant planning permission subject to the conditions set out in appendix A to these minutes.

31. ENFORCEMENT UPDATE REPORT

Members received the Enforcement Update Report for the period 1st August to 30th November 2017.

Members noted the following points:

- Two new Enforcement Notices and two Breach of Condition Notices had been served in this period, all four relating to breaches of planning control at a single site at Benwick Road Industrial Estate, Whittlesey. These relate to wood waste HGV movements out of hours (condition 6) at East Anglian Resources Ltd;
- Officers were working with legal colleagues regarding clay extraction and waste importation at a site on Black Bank, Little Downham. The land owner had been advised of Counsel's legal view that a prohibitory injunction from the court with a penal notice attached should be sought, making it a criminal offence to import any further waste material on to the agricultural unit;

- Officers had been working closely with the land owner of a former quarry at Long Drove, Somersham, to resolve issues around flooding, including provision of a Pocket Park, which should be opening in 2018;
- Officers were pleased to report that the Council's legal costs of nearly £24,000 had been paid in full by the site operators at Wilbraham Landfill, which was a long running case;
- Removal of specialist waste in an outside storage space at Warboys Airfield Industrial Estate was very close to completion. The Committee congratulated officers for their hard work and persistence in this and the Great Wilbraham case;
- There had been no further officer visits to the Long Acre Farm case since the report was produced, as officer time had primarily been focused on the Benwick Road and Black Bank cases.

Councillor Kindersley advised that he was happy with progress at Barrington Quarry, and the detailed updates officers provide to him, the Parish Council and the Liaison Group.

It was resolved to note the content of the report.

32. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

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

Chairman

1. Commencement of the Development

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

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

2. Occupation of the Development

Within one month of the occupation of any part of the development hereby permitted, as shown on Drawing Number 5138389_COL_LA001 REV F dated 18/07/17 'General Arrangement Plan', the County Planning Authority shall be notified in writing of the date on which it was first occupied.

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

3. Approved Plans and Documents:

The development hereby permitted shall be carried out in accordance with the application form dated 03/08/2017 and the details set out in the application document and in accordance with the following drawings and documents (received 03/08/20017 unless otherwise specified), except as otherwise required by any of the conditions set out in this permission:

- 5138389-ATK-Z1-ZZ-PL-A-4010, REV PL.2, Site Location Plan, dated 14.08.17 (received 14/08/2017);
- Email 'RE: C/5003/17/CC: Chesterton Community College,' dated 16 November 2017 (received 16 November 2017);
- 5138389-ATK-EXT-00-DR-L-0001: External General Arrangement Sheet 1 of 2 Rev P01., dated 12.09.17 (received 24/11/2017);
- 5138389-ATK-EXT-00-DR-L-0001: External General Arrangement Sheet 2 of 2 Rev P01., dated 12.09.17 (received 24/11/2017);
- 5138389-COL-LA003 REV E: External New Proposed and Existing Retained, dated 18/07/17
- 5138389_ATK_Z1_00_PL_A_4200 REV PL.1: Proposed Basement Plan, dated 21.07.17;
- 5138389-ATK-Z1-GF-PL-A-4201 REV PL.1: Proposed Ground Floor Plan, dated 21.07.17;
- 5138389-ATK-Z1-01-PL-A-4203 REV PL.1: Proposed First Floor Plan, dated 21.07.17;
- 5138389-ATK-Z1-02-PL-A-4205 REV PL.1: Proposed Second Floor Plan, dated 21.07.17;
- 5138389-ATK-Z1-RF-PL-A-4206 REV PL.1: Proposed Roof Plan, dated 21.07.17;
- 5138389-ATK-Z1-GF-PL-A-4211 REV PL.1: Proposed Ground Floor Plan Key Areas of Work, dated 21.07.17;

- 5138389-ATK-Z1-ZZ-EL-A-4300 REV PL.1: Proposed Elevation/Sections Sheet 1 of 7, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-EL-A-4301 REV PL.1: Proposed Elevation/Sections Sheet 2 of 7, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-EL-A-4302 REV PL.1: Proposed Elevation/Sections Sheet 3 of 7, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-EL-A-4303 REV PL.2: Proposed Elevation/Sections Sheet 4 of 7, dated 14.08.17 (received 14/08/2017);
- 5138389-ATK-Z1-ZZ-EL-A-4304 REV PL.1: Proposed Elevation/Sections Sheet 5 of 7, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-EL-A-4305 REV PL.1: Proposed Elevation/Sections Sheet 6 of 7, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-EL-A-4306 REV PL.1: Proposed Elevation/Sections Sheet 7 of 7, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-EL-A-4307 REV PL.1: Proposed Section A-A Sheet 1 of 1, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-VF-A-4500 REV PL.1: Proposed 3D Images Sheet 1 of 4, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-VF-A-4501 REV PL.1: Proposed 3D Images Sheet 2 of 4, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-VF-A-4502 REV PL.1: Proposed 3D Images Sheet 3 of 4, dated 21.07.17;
- 5138389-ATK-Z1-ZZ-VF-A-4503 REV PL.1: Proposed 3D Images Sheet 4 of 4, dated 21.07.17;
- ALS6930/500/07 Topographical Survey dated April 2015;
- Ref 0950D/CJO/0608: BS5837 Aboricultural Constraints Report by OMC Associates, dated 6 August 2015;
- Ref 0933D/CJO/2706: BS5837 Aboricultural Report for Development by OMC Associates, dated 27 June 2015;
- Cambridgeshire Application Checklist (Biodiversity Checklist);
- Chesterton Community College Drainage Strategy by Wilmot Dixon Limited, dated July 21 2017;
- Chesterton Community College Construction Method Statement Rev 0, dated 19/07/17;
- Chesterton Community College Design and Access Statement Document Reference 5138389_4600_REV PL1, dated July 2017;
- SWMP Data Collection by Wilmot Dixon, dated 24/07/2014;
- Energy Strategy for Extension at Chesterton Community College, Cambridge by EMEC; and
- Report R-STM3234B-FRA-01 Site Specific Flood Risk Assessment by Soiltechnics Ltd, dated January 2016.

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 Policies 3/1, 3/4, 3/7, 3/14 and 4/11 of the Cambridge City Local Plan 2006.

4. Materials

The hereby approved development shall be constructed in accordance with the building materials stipulated within the submitted Chesterton Community College Design and Access Statement, Document Reference 5138389_4600_REV PL1, dated July 2017 (Section 5); 5138389-ATK-Z1-ZZ-EL-A-4300 REV PL.1: Proposed Elevation/Sections Sheet 1 of 7,

dated 21.07.17; 5138389-ATK-Z1-ZZ-EL-A-4301 REV PL.1: Proposed Elevation/Sections Sheet 2 of 7, dated 21.07.17); 5138389-ATK-Z1-ZZ-EL-A-4302 REV PL.1: Proposed Elevation/Sections Sheet 3 of 7, dated 21.07.17; 5138389-ATK-Z1-ZZ-EL-A-4303 REV PL.2: Proposed Elevation/Sections Sheet 4 of 7, dated 14.08.17 (received 14/08/2017); 5138389-ATK-Z1-ZZ-EL-A-4304 REV PL.1: Proposed Elevation/Sections Sheet 5 of 7, dated 21.07.17; 5138389-ATK-Z1-ZZ-EL-A-4305 REV PL.1: Proposed Elevation/Sections Sheet 6 of 7, dated 21.07.17; and 5138389-ATK-Z1-ZZ-EL-A-4306 REV PL.1: Proposed Elevation/Sections Sheet 7 of 7, dated 21.07.17; unless otherwise updated in other documents. Those materials identified to be confirmed on the approved plans shall be submitted to and approved in writing by the County Planning Authority prior to their use. The development shall be carried out in accordance with the approved details and retained thereafter.

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 Policies 3/1, 3/4, 3/7 and 3/14 of the Cambridge City Local Plan 2006.

5. External Surfacing Materials

No hard landscaping or surfacing works shall take place until a schedule of material to be used in the construction of the external hard surfaces has been submitted, and approved in writing by, the County Planning Authority.

The development shall be constructed in accordance with the approved schedule.

Reason: To ensure that the external surfacing materials have a satisfactory character and appearance to preserve the character, appearance and quality of the area and ensure that the surfacing materials comply with the permeable surfaces identified within approved drainage strategy in accordance with Policies 3/1, 3/4, 3/7, 3/6, 3/11, 4/4, 4/15 and 8/18 of the Cambridge City Local Plan 2006.

6. Landscaping Scheme

Prior to the occupation of the proposed development, a landscaping schedule including full details of the proposed plant species shall be submitted to and approved in writing by the County Planning Authority. The planting schedule shall be informed by the layouts as detailed in plans 5138389_ATK_EXT_00_DR_L_0001: External General Arrangement Sheet 1 of 2, Rev P01., dated 12.09.17 (received 24/11/2017); 5138389_ATK_EXT_00_DR_L_0001: External General Arrangement Sheet 2 of 2 and 5138389_COL_LA003 REV E: New Proposed and Existing Retained (dated 18/07/2017). The approved landscaping scheme shall be implemented in the first planting season (October to March inclusive) prior to the occupation of the hereby approved extensions. The approved landscaping and tree works shall be carried out in strict accordance with 0950D/CJO/0608: BS5837 Arboricultural Report for Development by OMC Associates (dated 27th June 2015) and retained thereafter.

Reason: To ensure the satisfactory appearance, landscaping and ecology of the site in accordance with Policies 3/1, 3/4, 3/7, 3/11, 4/4 and 4/15 the Cambridge City Local Plan 2006.

7. Tree Protection Measures

The hereby approved development shall be carried out in full accordance with the tree protection measures, recommendations and details as set out within Ref 0933D/CJO/2706: BS5837 Arboricultural Report for Development by OMC Associates, dated 27 June 2015. The protective fencing within these plans shall be implemented prior to the commencement of development. The fencing shall be retained intact for the full duration of the development until all equipment, materials, and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced areas.

Reason: To ensure the protection, health and visual amenity of the trees and landscaping features to be retained on site during the construction period in accordance with Policies 3/1, 3/4, 3/7, 3/11, 4/4 and 4/15 the Cambridge City Local Plan 2006.

8. Tree Replanting Scheme

Prior to the occupation of any part of the extensions hereby permitted, a scheme for the replanting of the seven trees lost to accommodate the proposed works as identified in the Ref 0933D/CJO/2706: BS5837 Arboricultural Report for Development by OMC Associates, dated 6 August 2015 shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall include the full details of the replacement trees, including the size, species and location of the replanting. The replanting shall be carried out in full accordance with the approved details in the first planting season (October to May inclusive) following the occupation of the proposed extension, as identified through condition 2.

The replacement trees shall be maintained for a period of 5 years and any dead, dying or diseased trees within this period shall be replaced.

Reason: To ensure the health and visual amenity of the trees and landscaping features to be retained on site in accordance with Policies 3/1, 3/4, 3/7, 3/11, 4/4 and 4/15 of the Cambridge City Local Plan 2006.

9. Drainage Sustainable Urban Drainage Systems and Drainage Scheme

Prior to the commencement of drainage works a detailed surface water drainage scheme for the site, based on the Drainage Strategy prepared by Atkins (ref:5138389) dated 21 July 2017 shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity having regard to Policies 3/1, 3/6 and 8/18 of the Cambridge City Local Plan 2006.

10. Surface Water Drainage Maintenance

Prior to the first occupation of the development, full details for the long terms maintenance arrangements for the surface water drainage systems (including all SuDs features) are to be submitted to and approved in writing by the County Planning Authority. The submitted details shall identify any run-off sub-catchments, SuDs components, control surfaces, 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 maintenance shall be carried out in full thereafter.

Reason: In the interest of flood prevent, water quality and to ensure adequate maintenance of the installed drainage systems having regard to Policies 3/1, 3/6 and 8/18 of the Cambridge City Local Plan 2006.

11. Construction and Construction Traffic Management Plan

The hereby approved development shall carried out in strict compliance with the 'Chesterton Community College Construction Method Statement Rev 0, dated 19/07/17' and the construction compounds detailed within the agent's 'Email 'RE: C/5003/17/CC: Chesterton Community College,' dated 16 November 2017 (received 16 November 2017)', including the construction access, welfare and storage compounds, construction and demolition hours, dust and mud suppression details and the registration and compliance with the Considerate Contractors Scheme.

Reason: In the interest of amenity, highway and traffic safety in accordance with Policies 8/3, 8/4, 8/6 and 8/10 of the Cambridge City Local Plan 2006.

12. Construction and Demolition Hours

No construction work, including the operation of plant and the demolition of buildings, shall be carried out except between 0730hrs to 1800hrs each day on Mondays to Fridays; and between 0800hrs to 1300hrs on Saturdays; and at no time on Sundays, bank or public holidays.

Reason: In the interest of residential amenity in accordance with Policy 3/1 of the Cambridge City Local Plan 2006.

13. Delivery Hour Restrictions

No construction or demolition traffic, including deliveries to or from the site, or removal of waste or materials from the site, shall take place except between the hours of 0910 and 1500 and between 1600 and 1700 Mondays to Fridays, 0800 and 1300 on Saturdays and at no time on Sundays, bank or public holidays.

Reason: In the interest of highway safety to avoid construction and demolition vehicle movement conflicting with the peak drop-off and pick-up times for pupils and staff entering and leaving the school premises in accordance with Policy 3/1 of the Cambridge City Local Plan 2006.

14. Car Parking and Cycle Parking

The hereby approved car parking and cycle/scooter provision as identified on 5138389-ATK-EXT-00-DR-L-0001: External General Arrangement Sheet 1 of 2 Rev P01., dated 12.09.17 (received 24/11/2017) and 5138389-ATK-EXT-00-DR-L-0001: External General Arrangement Sheet 2 of 2 Rev P01., dated 12.09.17 (received 24/11/2017); and within the Chesterton Community College Design and Access Statement Document

Reference 5138389_4600_REV PL1., dated July 2017, shall be implemented prior to the first occupation of any part of the approved extensions hereby permitted and shall be retained thereafter in their entirety for that specific use.

Reason: In the interest of highway safety in accordance with Policies 8/3, 8/4, 8/6 and 8/10 of the Cambridge City Local Plan 2006.

15. Travel Plan

Within 6 months of the date on which any part of the extensions hereby permitted are first brought into use, as identified through condition 2, a revised School Travel Plan shall be submitted to, and approved in writing by, the County Planning Authority. The approved School Travel Plan shall be implemented in full and reviewed in accordance with a timetable that shall be included within the approved Travel Plan.

Reason: To reduce trips by private cars to and from the school, reduce the pressure the surrounding highway network and encourage sustainable modes of travel in accordance with Policies 8/3, 8/4, 8/6 and 8/10 of the Cambridge City Local Plan 2006.

16. Renewable Energy

Prior to the first occupation of the development hereby permitted, a Renewable Energy Statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the County Planning Authority. The statement shall include the following details: a) The total predicted energy requirements of the development, set out in Kg/CO₂/annum. b) A schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, location, design and a maintenance programme.

Reason: In the interests of reducing carbon dioxide emissions and in accordance with policy 8/16 of the Cambridge Local Plan (adopted July 2006).

17. BREEAM

Within 6 months of the commencement of development, as identified through Condition 1, 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 an overall BREEAM rating of no less than 'Very Good', shall be submitted to the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with NPPF paragraph 14 and in the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policy 3/1 of the Cambridge City Local Plan 2006.

18. BREEAM Post Construction Review

Within 12 months of the first occupation of any part of the extensions hereby permitted, as identified through condition 2, a BREEAM Design Stage Certificate and a BRE issued post-construction review certificate shall be submitted to the County Planning Authority confirming that a BREEAM rating of 'Very Good', with no less than 10 credits in the energy category (Ene01 to Ene08) and no less than 2 credits in the water category (Wat01 to Wat04) or better has been achieved. 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.

Where the Post Construction Review shows a shortfall in these credits for BREEAM 'Very Good', a statement shall be submitted identifying how the shortfall will be addressed.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with NPPF paragraph 14 and in the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policy 3/1 of the Cambridge City Local Plan 2006.

19. Bird and Bat Boxes Scheme

Prior to the occupation of any part of the extensions hereby permitted, as identified through condition 2, a scheme for bird and bat boxes shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall include the type, number and locations of the proposed boxes and they shall be installed within 6 months of the first occupation of the proposed extensions.

Reason: In the interests of biodiversity in accordance with Policy 4/7 of the Cambridge City Local Plan 2006.

20. Artificial Lighting

Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted light levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lightings Professional Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (or as superseded). The approved lighting scheme shall be installed and maintained in accordance with the approved details/measures.

Reason: In the interest of residential amenity in accordance with Policy 4/13 of the Cambridge City Local Plan 2006.

21. Plant Noise Prior to Installation

Notwithstanding the approved photovoltaic panels, no external plant shall be installed until a full noise impact assessment has been submitted to

and approved in writing by the County Planning Authority. The scheme shall minimise the noise emanating from the plant and shall ensure that there is no increase in noise levels when measured from the boundary of the nearest residential property. The submitted assessment shall include an initial noise assessment to establish the noise levels prior to the insulation of the plant equipment.

The approved noise impact assessment scheme shall be implemented in full accordance with the approved details/measures.

Reason: To protect the amenity of nearby properties in accordance with Policy 4/13 of the Cambridge City Local Plan 2006.

Informatives

1. **Environmental Health**

The development shall be carried out in accordance with the informatives as set out in consultation response received from the Cambridge City Council Environmental Health Officer received 31st August 2017 pertaining to Plant Noise.

2. **Environment Agency**

The development shall be carried out in accordance with the informatives as set out in consultation response received from the Environment Agency received 31st August 2017 pertaining to SuDs and ground water pollution, foul water drainage and undiscovered contaminated land.

Compliance with paragraphs 186 and 187 of the National Planning Policy Framework

In accordance with paragraphs 186 & 187 of the NPPF, the County Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms, by negotiating the submission of further details and ensuring that highway safety matters were discussed in full. All land use planning matters have been given full consideration and consultation took place with statutory consultees, which resulted in overall support for the expansion of Chesterton Community College from a six form entry secondary school to an eight form entry school.