

PLANNING COMMITTEE



Date: Thursday, 14 December 2017

Democratic and Members' Services

Quentin Baker

LGSS Director: Law and Governance

10:00hr

Shire Hall

Castle Hill

Cambridge

CB3 0AP

Kreis Viersen Room

Shire Hall, Castle Hill, Cambridge, CB3 0AP

AGENDA

Open to Public and Press

- 1 Apologies for absence and declarations of interest**

Guidance on declaring interests is available at

<http://tinyurl.com/ccs-conduct-code>

- 2 Minutes - 2nd November 2017**

3 - 34

PLANNING APPLICATIONS

- 3 C-5003-17-CC - Chesterton Community College, Gilbert Road,
Cambridge, CB4 3NY**

35 - 68

ITEMS FOR INFORMATION

- 4 Enforcement Update Report**

69 - 80

- 5 Summary of Decisions Made Under Delegated Powers**

81 - 84

The Planning Committee comprises the following members:

Councillor David Connor (Chairman) Councillor Ian Gardener (Vice-Chairman)

Councillor Anna Bradnam Councillor Lynda Harford Councillor Peter Hudson Councillor Bill Hunt Councillor Sebastian Kindersley and Councillor Joan Whitehead

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact

Clerk Name: Daniel Snowdon

Clerk Telephone: 01223 699177

Clerk Email: daniel.snowdon@cambridgeshire.gov.uk

The County Council is committed to open government and members of the public are welcome to attend Committee meetings. It supports the principle of transparency and encourages filming, recording and taking photographs at meetings that are open to the public. It also welcomes the use of social networking and micro-blogging websites (such as Twitter and Facebook) to communicate with people about what is happening, as it happens. These arrangements operate in accordance with a protocol agreed by the Chairman of the Council and political Group Leaders which can be accessed via the following link or made available on request: <http://tinyurl.com/cccfilm-record>.

Public speaking on the agenda items above is encouraged. Speakers must register their intention to speak by contacting the Democratic Services Officer no later than 12.00 noon three working days before the meeting. Full details of arrangements for public speaking are set out in Part 4, Part 4.4 of the Council's Constitution <https://tinyurl.com/CCCprocedure>.

The Council does not guarantee the provision of car parking on the Shire Hall site and you will need to use nearby public car parks <http://tinyurl.com/ccccar-park> or public transport

PLANNING COMMITTEE: MINUTES

Date: Thursday 2nd November 2017

Time: 10.00am – 11:43am

Place: Kreis Viersen, Shire Hall, Cambridge

Present: Councillors A Bradnam, D Connor (Chairman), I Gardener (Vice-Chairman), L Harford, P Hudson, B Hunt, S Kindersley and J Whitehead.

19. APOLOGIES AND DECLARATIONS OF INTEREST

No apologies for absence were received

There were no declarations of interest.

20. MINUTES – 5TH OCTOBER 2017

The minutes of the Planning Committee meeting held on 5th October 2017 were agreed as a correct record and signed by the Chairman.

The Chairman requested that if a Member intended to propose a motion, the Member would alert the Chairman to that fact in order to ensure that all Members had had opportunity to speak on the application before the motion was formally moved.

21. SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT COMPLYING WITH CONDITIONS 2 & 5 OF PLANNING PERMISSION H/05021/11/CW (DEMOLITION OF OLD COMPOSTING TUNNELS AND ANCILLARY STRUCTURES; EXTENSION TO WASTE RECEPTION BUILDING; NEW BUILDING TO HOUSE NEW COMPOSTING TUNNELS, BIOFILTERS & MANOEUVRING AREA; COVERED LINK TO CONNECT BUILDINGS; RELOCATION OF WEIGHBRIDGE & OFFICE; ALTERATION OF ACCESS TO B1086) TO ALLOW ALTERNATIVE ACCESS ARRANGEMENTS

AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, HUNTINGDON, PE28 3BS

LPA REF: H/5007/17/CW

FOR: ENVAR COMPOSTING LTD

The Committee received multiple planning applications that sought to develop and expand the Envar Composting Ltd site at Woodhurst, Huntingdon by broadening the types of waste that would be handled; increasing the annual throughput; extending the hours of operation and improving access arrangements to the site. In order to avoid repetition and effectively facilitate the meeting the Committee received an officer presentation that covered all four planning applications. Each application would then be debated and determined individually.

The presenting officer drew attention to the history of the site and highlighted the location of the B1040 and B1086 in relation to the site and nearby towns of St Ives and Somersham. The site was located in the south-west corner of the parish of Somersham and Members noted that the parishes of Bluntisham, Woodhurst and Pidley were also

nearby. Attention was drawn to the locations of the Raptor Foundation, mushroom farm and Traveller site which were nearby, before highlighting nearby residential properties.

Members were informed that the purpose of the site was for waste management and composting and the site allocation in the adopted Cambridgeshire and Peterborough Minerals and Waste Plan was shown to Members together with aerial photographs of the site. Concerns had been raised during the planning application regarding traffic at the site and the effect of the proposed increase in the annual throughput of waste and traffic movements on nearby roads. There were currently 7 entrances to the site, which were pointed out to Members, and planning permission granted in 2012 had approved changes to gate 3 to make it the principal point of access for waste delivery and compost collection vehicles. The alternative arrangements were not made and the new owners of the site did not want to carry them out because it would involve demolishing a workshop and other useful buildings. Members were shown how the current deliveries from St Ives used the cross roads a number of times and photographs demonstrating gates 1, 3 and 4 were shown. The proposal for which planning permission was being sought would make gate 1 the access for deliveries to the site and gate 3 for collecting the finished product.

Members noted that new weighbridges and an office would be installed near gate 1; that a biomass boiler had already been installed; and the proposed change of use of buildings at the site to waste transfer and food waste transfer. The location of a proposed extension to the perimeter bund and internal access road was highlighted along with the proposed extension to the composting area.

The fourth planning application was to extend the operating hours of the site.

The presenting officer highlighted that the proposed planning conditions for all four planning applications sought to provide consistency across the site should planning permission be granted.

During debate:

- Members clarified the use of the buildings at the site and the boundary of the proposed extension to the composting area was demonstrated using the aerial photograph of the site.
- A Member questioned whether monitoring of the traffic movements at the nearby cross-roads could be undertaken in order to be able to assess whether improvements or changes were required. A Member drew attention to the traffic speed camera that was located a short distance from the cross-roads therefore an element of monitoring was in place and the proposal before the Committee would reduce the number of times each waste vehicle would use the crossroads junction so improve the situation greatly.
- It was noted by Members that national planning policy dictated that the role of another public body such as the Environment Agency should not be duplicated through the planning process and that without the necessary permits in place the development could not proceed.

The Legal Officer relayed to the Committee the comments of the Local Member for Somersham and Earith, Councillor Steve Criswell. Councillor Criswell accepted the proposed developments would vastly improve the way the site operated and the retention of all internal vehicular movements within the site, plus the extended operating hours would largely mitigate the increase in Heavy Commercial Vehicles (HCVs) visiting the site.

Having attended the recent site liaison meeting at which the site operators expressed a willingness to consider funding any additional signage that may be appropriate to improve safety in the vicinity, Councillor Criswell therefore confirmed that he had no objections to the applications.

Members confirmed that the residents of the nearby Travellers site had been included within the consultation process, and that four site notices had been put up at the site gates, but no representations had been received.

Speaking in support of the application on behalf of the applicant, Mr Charlie Troudsell drew attention to the current means of vehicles moving around the site which was inefficient and urgently required addressing which the applications sought to do.

Mr Troudsell drew attention to surface water drainage at the site, emphasising the highly absorbent properties of compost that would soak up much of the water at the site; in addition to confirming that the company collected and recirculated the water on site, so surface water drainage was not seen as a problem. A variation to environmental permits had been sought through the Environment Agency and a comprehensive odour management plan produced, Members were informed. Mr Troudsell acknowledged that there had been historical issues regarding odour at the site however, since the new operator took over the site there had been no complaints received.

In response to questions Mr Troudsell confirmed that a liaison forum took place approximately 2-3 times a year that the Local Member had attended. There was also a telephone number that could be contacted by the public to raise issues. Mr Troudsell also confirmed that residents at the nearby Travellers site were invited to attend the liaison meetings and appreciated being invited.

It was proposed by Councillor Kindersley and seconded by Councillor Harford that the recommendation be put to the vote. On being put to the vote it was resolved to grant planning permission subject to the conditions attached at Appendix A to these minutes.

- 22. CHANGE OF USE OF EXISTING BUILDING (NO. 16 ON EXISTING SITE LAYOUT PLAN) AND ADJACENT LAND FROM COMPOSTING AND MATURATION OF COMPOST TO RECOVERY OF WASTE IN BIOMASS BOILERS, DRYING WASTE, STORAGE OF BIOMASS AND DRYING MATERIAL AND BULKING UP AND SHREDDING WASTE WOOD (PART RETROSPECTIVE). ERECTION OF TWO EXTERNAL FLUE STACKS AND TWO BIOMASS FEED HOPPERS (RETROSPECTIVE). EXTENSION OF CONCRETE HARDSTANDING (RETROSPECTIVE). ERECTION OF STORAGE BAYS AND TWO DRYING MATERIAL HOPPERS. CHANGE OF USE OF EXISTING BUILDING (NO. 11 ON EXISTING SITE LAYOUT PLAN) FROM COMPOSTING TO COMPOSTING AND WASTE TRANSFER. CHANGE OF USE OF PART OF EXISTING BUILDING (NO. 10 ON EXISTING SITE LAYOUT PLAN) FROM COMPOSTING TO FOOD WASTE TRANSFER. EXTENSION OF PERIMETER EARTH BUND. INSTALLATION OF AN INTERNAL ROADWAY. INSTALLATION OF TWO WEIGHBRIDGES AND A WEIGHBRIDGE OFFICE**

AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, HUNTINGDON, PE28 3BS

LPA REF: H/5005/17/CW

FOR: ENVAR COMPOSTING LTD

The presenting officer re-iterated the proposals for clarification and in response to a question by a Member, explained the extension area and operations at the site.

It was proposed by Councillor Kindersley and seconded by Councillor Harford 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 attached at Appendix B to these minutes.

23. SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT COMPLYING WITH CONDITION 2 OF PLANNING PERMISSION H/05003/12/CW (EXTENSION OF CONCRETE PAD FOR MATURATION OF COMPOST WITH DRAINAGE BALANCING LAGOONS, REED BED; PERIMETER EARTH BUNDS [FOR] SCREENING) TO EXTEND CONCRETE PAD INTO AREA OF BALANCING LAGOON

AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, HUNTINGDON, PE28 3BS

LPA REF: H/5006/17/CW

FOR: ENVAR COMPOSTING LTD

The presenting officer re-iterated the proposals for clarification.

It was proposed by Councillor Gardener and seconded by Councillor Kindersley that the recommendation be put to the vote. On being put to the vote it was unanimously resolved to grant planning permission subject to the conditions attached at Appendix C to these minutes.

24. SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT COMPLYING WITH CONDITION 7 OF PLANNING PERMISSION H/05037/09/CW (VARIATION OF CONDITION 7 OF PLANNING PERMISSION H/5005/04/CW: EXTENSION OF AN EXISTING BUILDING TO ENCLOSE 8 EXISTING COMPOSTING TUNNELS; COMPOSTING OF ORGANIC FEEDSTOCKS TO PRODUCE COMPOST FOR AGRICULTURE, HORTICULTURE AND LANDSCAPING; ESTABLISHMENT OF ADAS COMPOSTING RESEARCH PROJECT) TO EXTEND THE HOURS OF OPERATION INCLUDING VEHICLE MOVEMENTS TO 0500 TO 2200 HOURS DAILY

AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, HUNTINGDON, PE28 3BS

LPA REF: H/5004/17/CW

FOR: ENVAR COMPOSTING LTD

Once the presenting officer had re-iterated the proposals for clarification, Members noted that the planning application would enable Envar Composting Ltd. to operate a 2 shift system at the site and confirmed that following a trial of evening operating hours that was undertaken in the autumn of 2016, the Environmental Health Officer was satisfied with the change providing that the shredding of material did not take place outside of conventional hours and white noise reversing alarms be used; both of which were secured by planning condition. There had also been no complaints made regarding hours of operation at the site.

It was proposed by Councillor Bradnam and seconded by Councillor Kindersley that the recommendation be put to the vote. On being put to the vote it was resolved unanimously that planning permission be granted subject to the planning conditions attached at Appendix D to these minutes.

Following the conclusion of the item a short adjournment was called for by the Chairman at 10:37am. The meeting reconvened at 10:45am.

25. DEMOLITION OF EXISTING PRIMARY SCHOOL AND CARETAKERS DWELLING AND THE ERECTION OF A NEW TWO-STOREY PRIMARY SCHOOL AND SINGLE STOREY PRE-SCHOOL, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE

AT: WYTON-ON-THE-HILL PRIMARY SCHOOL, CAMBRIDGE SQUARE, WYTON, HUNTINGDON, PE28 2JB

LPA REF: H/5010/17/CC

FOR: CAMBRIDGESHIRE COUNTY COUNCIL

The Committee received a planning application relating to Wyton on the Hill Primary School that sought the demolition of the existing primary school and caretakers dwelling and the erection of a new two-storey primary school and single storey pre-school together with access, parking, landscaping and associated infrastructure.

The presenting officer drew attention to the amendment sheet that had been circulated to Members, and the presence of a transport assessment officer should there be any transport related queries.

As part of the presentation, Members were shown the location of the school, accessed from the B1090 and which formed part of the former RAF Wyton air force base. The existing site plan was used by the presenting officer to demonstrate the location of the existing school that would be demolished, and the area proposed for the new school building.

A map of the area was shown to the Committee that highlighted the locations of representations received regarding the application, together with photographs of the existing buildings and community play area that would be incorporated within the application. Views of the site from Somerset Road and the junction with Churchill Road and the existing Caretakers dwelling that would be demolished were shown to Members.

In concluding the presentation Members were shown the proposed site layout with the main buildings and car park area highlighted, together with elevational drawings that illustrated the proposed building materials and cladding to be used. Attention was drawn to the two-storey element of the proposals and the full height school hall, alongside the pre-school element that was single-storey. The orientation of the new school building to objectors in Somerset Road was also demonstrated, and reference was made to the staircase and layout of the classrooms in context to the concerns raised by residents in Somerset Road.

In response to Member questions officers:

- Explained that contextual drawings that would illustrate how an application would relate to the surroundings were not a requirement of the planning process, as officers have assessed the proposals from the elevational drawings in the context of existing and proposed landscaping on the site. However, officers would encourage applicants to provide them for future applications, so that they can be used in officer presentations to Planning Committee.

Speaking in support of the application Mrs Lisa Skinner speaking on behalf of the applicant explained that the existing school was of poor quality and required replacement. Designs for the school had developed throughout the process, and materials had been carefully selected. Mrs Skinner noted the objections that had been received regarding the application but highlighted that the right to a view was not a material planning consideration. No classroom windows would overlook the neighbouring houses and there was no significant impact regarding over-shadowing or loss of privacy, noting the proposed building was 29 metres away. The Environmental Health Officer had confirmed there was no objection on noise grounds accounting for the increase in pupil numbers. 28 car parking spaces would be provided together with 131 scooter and cycle parking spaces. Mrs Skinner confirmed that no construction traffic would be permitted to travel along Somerset Road and hours of construction would be limited by planning condition. Mrs Skinner acknowledged that trees would be lost but they were of low quality and would be replaced one for one with heavy standards and perimeter hedging that would enhance biodiversity.

In response to Member questions Mrs Skinner:

- Confirmed that photovoltaic cells would be installed on the buildings and highlighted to Members the proposed location, noting that the scheme had been designed to achieve a BREEAM 'Very Good' rating with a particular focus on energy and water.
- Clarified the location of the trees that would be removed from the site and the proposed locations of the replacement trees, noting there needed to be a balance taking account of where the building and sports areas needed to go. Mrs Skinner drew attention to the proposed planting along Somerset Road that would achieve an avenue effect and that there would be more trees situated along Somerset Road than currently; providing visual screening for the residents.
- Explained that the cladding that was proposed to be used in the construction of the school had been researched in detail and confirmed that the internal and external surfaces met building regulations standards and were fire resistant. The building would also be fitted with a sprinkler system and had 2 stair cases.
- Explained that it was anticipated that an open play area would be provided at the school entrance. Although it would not be a like for like replacement for the current facility the area overall had good provision of communal play equipment.

Speaking in objection to the application Mrs Hazel Aaron informed the Committee that the design and colours of the proposed school buildings were not in keeping with the local area and would be highly obtrusive and the application was therefore contrary to planning policy. The second school entrance was contrary to the principle of schools being secure by design with a single point of access. Increased numbers of school children would result in increased volumes of traffic which would cause access issues for emergency vehicles. Mrs Aaron drew attention to the opinion of a Fire Risk Assessor that stated

children would be at risk due to the traffic and parked cars. Somerset Road should also not be used by construction traffic as residents had to pay for the upkeep of the road through ground rents.

In response to a Member question, Mrs Aaron confirmed that she wanted a condition to secure that no construction traffic would travel along Somerset Road and for the removal of the second entrance to the school from Somerset Road that was contrary to the secure by design policy.

Speaking in objection to the application Mr David Lowe representing 1 Somerset Road informed Members that there had been no interaction with the residents of Somerset Road and the emphasis had been on Cambridge Square, even though these residents moved regularly, unlike the occupants of Somerset Road. The living room areas of houses located on Cambridge Square were at the rear of the properties as opposed to properties along Somerset Road which had living room areas located at the front of the properties. This would mean that the impact from noise at the school would be greater for residents of Somerset Road. Noise measurements were taken a considerable distance from the source of noise and there would be little or no screening to minimise the impact of noise. Reference was also made to the elevational sheet being dated 2014. The proposed shared community use of the school building would potentially result in rowdy drunken behaviour late at night. Mr Lowe also drew attention to the security lighting at the school which would be level with his bedroom and would cause disturbance.

Mr Lowe also raised concerns about the proposed tree roots undermining foundations, including those of the new school, and noted that the drainage strategy only considered Cambridge Square. Furthermore, the playground to be lost as a result of the proposals was the only one on the estate for under 5's and this facility would be lost for the duration of the build.

In response to Member questions Mr Lowe:

- Explained that the proposed replacement communal play area would be less than half the size of the current one and the facility will be lost for at least 18 months while construction takes place.
- Explained that RAF personnel lived on Cambridge Square that were more transient, whilst Somerset Road was privately owned with many residents having lived there for over 10 years.

The Chairman relayed the comments of the Local Member for St Ives North and Wyton, Councillor Ryan Fuller who fully supported the application to the Committee. Councillor Fuller noted the few objections that had been received and that officers had adequately addressed the matters raised. The development would meet a growing need for primary school places in Wyton on the Hill and the application was supported by planning guidance and policy. Councillor Fuller therefore urged the Committee to approve the application in line with the officer recommendation.

It was proposed by Councillor Kindersley and seconded by Councillor Bradnam that the recommendation be put to the vote. On being put to the vote it was resolved to grant planning permission subject to the amended conditions attached at Appendix E to these minutes.

Following the conclusion of the item Members noted that the applicant was working with the Ministry of Defence regarding a condition survey of the access road and the

restoration work that may be required following construction of the school. However, this was outside of the planning application.

26. AMENDMENT TO THE SCHEME OF DELEGATION

Following a request by Members the Committee was presented with an amended Scheme of Delegations that related to items that were automatically brought before the Planning Committee in order to reduce the time the Committee spends determining applications that received only one neighbour objection or limited objections that were either non-material or could be mitigated with appropriate planning conditions. Officers confirmed that whilst writing this report they had taken the opportunity to look at wider processes undertaken by delegated powers that would also benefit from being updated, a summary of which was drawn to Members attention.

In welcoming the report Members:

- Drew attention to the number of householders required in order for an application to be presented to the Committee and asked that the requirement for a specific number be removed.
- Requested that references to Chairman in the revised Scheme be amended to reflect the Council's policy regarding gender neutrality.
- Requested that paragraph 3.3 of the report be amended in order that any Member with good reason established through the Chair could request that an application be called in.

In response to the amendments requested by Members, officers confirmed that they would be incorporated within the final document.

It was resolved to approve the Scheme of Delegation as amended.

27. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

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

Chairman

Implementation

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/EN/SI/11/02 Rev 1 Redevelopment of IVC Site at Heathtops, Woodhurst, Cambs Site Plan dated 15 November 2011.

Reason: For the avoidance of doubt and to define the permission.

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the details set out in the application form, supporting statement and design and access statement submitted with planning application no. H/05021/11/CW, as amended by the conditions stated on this decision notice and the following:
 - Drawing no. GPP/EN/SI/11/07 Rev 2 Redevelopment of IVC site at Heathtops, Woodhurst, Cambs Ground Plan & Elevations dated 07 December 2011
 - Drawing no. A1/401B Proposed Drainage Layout dated 02.07.12
 - Drawing no. Project IA001617 Sketch 002 Discharge of Condition 3 (undated – received with Paul Stevens (ADAS UK Ltd) email to Tim Watkins (CCC) dated 11 September 2012
 - Hedge Planting Specifications Envar – St Ives (Rev A received with Paul Stevens (ADAS UK Ltd) email to Tim Watkins (CCC) dated 11 September 2012)
 - Drawing no. SK04 Rev B Accesses & Visibility Splays Phase One dated 11.10.2017
 - Drawing no. SK05 Rev A Swept Path Analysis Using a 1.6m Artic dated 24.02.2017
 - Drawing no. SK06 Rev A Accesses & Visibility Splays Phase Two dated 24.02.2017
 - Drawing no. SK11 Rev A Staff Parking and Manoeuvring Plan dated 09/10/2017
 - Drawing no. SK12 Access Points dated 11.10.2017

Reason: To define the permission and protect the character and appearance of the area in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste throughput

4. No more than 200,000 [105,000*] tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be kept and provided to the waste planning authority within 10 days of a written request.

Reason: A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton.
- The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings, in accordance with policy CS29 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Plan.

Hours of working

6. (i) No HGV shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To protect the amenities of occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and

machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground.

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Control of Pollution

10. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses shall be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework shall be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

Reason: To prevent pollution of the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Use of Access Points

12. Access E4 shown on Drawing no. SK04 Rev B Accesses & Visibility Splays Phase One dated 11.10.2017 shall only be used by emergency service vehicles.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Commencement

1. This permission shall take effect on the day of issue.

Reason: Some of the development has already been carried out. For the avoidance of doubt and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17.

Reason: For the avoidance of doubt and to define the permission.

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form and planning statement, received by the waste planning authority on 22 June 2017, as amended by the conditions stated on this decision notice and the following documents and drawings nos:

- GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17
- 18334-001 Biomass Plant Layout Rev C2 dated 13/02/17
- ENVAR 170123 implantation r1 (date illegible)
- GPP/E/H/17/15 Rev 1 Cheffins, The Heath, Woodhurst, Huntingdon PE28 3BS Elevations – Weighbridge Office

Reason: To define the permission and protect the character and appearance of the area in accordance with policies CS33 and CS3 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste throughput

4. No more than 200,000 tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be and provided to the waste planning authority within 10 days of a written request.

Reason: A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst,

Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton.

The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings, in accordance with Policy CS29 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Plan.

Hours of working

6. (i) No vehicle shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays). The Earth Bund shown on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17 shall not be constructed except between 0700 and 1800 hours Mondays to Fridays excluding Public and Bank Holidays.
- (iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste Transfer

10. No waste other than wood waste shall be bulked up for transfer other than inside the buildings shown as 20 and 21 on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17. Wood waste shall be bulked up for transfer only in Area B shown on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17. Food waste shall be bulked up for transfer only within the part of building 14 shown edged red on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17.

Reason: To protect the amenities of occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011)

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Perimeter bund

12. No development of the earth bund shown in green on drawing no. GPP/E/H/17/02 Rev 2 The Heath, Woodhurst, Huntingdon PE28 3BS Proposed Site Layout Plan dated 16/06/17 shall take place until details of its landscaping have been submitted to and approved in writing by the waste planning authority. The details shall include a programme of implementation. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Replacement planting

13. If within a period of five years from the date of planting any tree or shrub fails, that tree or shrub, or any tree or shrub 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 waste planning authority gives its written consent to any variation.

Reason: In the interests of visual and residential amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011)

Lighting

14. No external lights shall be installed except in accordance with details that have been submitted to and approved in writing by the waste planning authority. Any lighting approved under this condition shall be carried out in accordance with the approved details and thereafter retained in its approved form.

Reason: To avoid disturbance to bats in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Protection of Amphibians

15. The development shall be carried out in accordance with the method statement set out in paragraph 9.8 of the Extended Phase 1 Survey Report (Lockhart Garratt Ref: 17-0329 4164 01 Version 3 dated 21/06/2017).

Reason: To reduce the impact of the development on common amphibians in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Wildlife Mitigation

16. Within 3 months of the date of this permission bat boxes and bird nesting boxes shall be installed in accordance with details which have been submitted to and approved in writing by the waste planning authority.

Reason: To mitigate the loss of bat roosting and nesting bird habitat in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Sustainable Use of Site Soils

17. No soil shall be removed from the site.

Reason: To prevent the loss of soil required for the construction of the perimeter bunds in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Foul and Surface Water Disposal

18. No waste transfer shall take place until a scheme for the containment and disposal of foul and surface water has been submitted to and approved in writing by the waste planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: To prevent the increased risk of pollution to the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) and policy CS8 of the Huntingdonshire Local Plan (December 1995).

Surface Water Drainage

19. No waste transfer shall commence until a surface water drainage scheme for the site has been submitted to and approved in writing by the waste planning authority. The scheme shall include:
- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
 - d) Full details of the proposed attenuation and flow control measures
 - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to users of the site
 - f) Full details of the maintenance of the surface water drainage system
 - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

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

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy CS8 of the Huntingdonshire Local Plan (December 1995).

INFORMATIVES

Protection of nesting birds

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

Lighting columns

Condition 14 only relates to lighting that formed part of the application. Lighting columns which did not form part of the application and amount to development would need to be the subject of a separate planning application.

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: *In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990*

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/EN/SI/11/12 Rev 5 Extended Maturation Area at Heathtops, Woodhurst, Cambs Site Plan dated 13 Feb 2012.

Reason: *For the avoidance of doubt and to define the permission.*

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form and planning statement, received by the waste planning authority on 22 June 2017, as amended by the conditions stated on this decision notice and drawing no:

- GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17

Reason: *For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, with the minimum harm to the local environment and in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).*

Waste throughput

4. No more than 200,000 tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be kept and provided to the waste planning authority within 10 days of a written request.

Reason: *A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).*

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton. The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment

area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings, in accordance with Policy CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Plan.

Hours of working

6. (i) No HGV shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To protect the amenities of occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan Core Strategy DPD (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Control of Pollution

10. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses shall be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework shall be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

Reason: To prevent pollution of the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Site Access

12. There shall be no access to or egress from the site at Entrance E5 shown on drawing no. drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy July 2011).

13. No waste or compost shall be stored, composted, treated or processed on the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 until Entrance E4 shown on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 has been closed to all vehicles except emergency service vehicles and Entrances E2, E5 and E6 have been closed in accordance with drawing no. SK12 Access Points dated 11.10.17.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Perimeter bund

14. No waste or compost shall be stored, composted, treated or processed on the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 until the Earth Bund shown on drawing no. GPP/E/H/17/02 Rev 2 Proposed Site Layout Plan dated 16/06/17 has been installed in accordance with planning permission no. H/5005/17/CW.

Reason: In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Lighting

15. No external lights shall be installed except in accordance with details that have been submitted to and approved in writing by the waste planning authority. Any lighting approved under this condition shall be carried out in accordance with the approved details and thereafter retained in its approved form.

Reason: To avoid disturbance to bats in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Protection of Amphibians

16. The development shall be carried out in accordance with the method statement set out in paragraph 9.8 of the Extended Phase 1 Survey Report (Lockhart Garratt Ref: 17-0329 4164 01 Version 3 dated 21/06/2017).

Reason: To reduce the impact of the development on common amphibians in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Wildlife Mitigation

17. Within 3 months of the date of this permission bat boxes and bird nesting boxes shall be installed in accordance with details which have been submitted to and approved in writing by the waste planning authority.

Reason: To mitigate the loss of bat roosting and nesting bird habitat in accordance with policy En22 of the Huntingdonshire Local Plan (December 1995)

Sustainable Use of Site Soils

18. No soil shall be removed from the site.

Reason: To prevent the loss of soil required for the construction of the perimeter bunds in accordance with policy CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Surface Water Drainage

19. Construction of the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 shall not commence until a surface water drainage scheme for the site has been submitted to and approved in writing by the waste planning authority. The scheme shall include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events

- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
 - d) Full details of the proposed attenuation and flow control measures
 - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to users of the site
 - f) Full details of the maintenance of the surface water drainage system
 - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

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

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policy CS8 of the Huntingdonshire Local Plan 1995.

Foul and Surface Water Disposal

20. Construction of the Proposed Concrete Slab shown hatched in red on drawing no. GPP/E/SI/17/14 Rev 3 Proposed Site Layout Plan dated 05/06/17 shall not commence until a scheme for disposal of foul and surface water has been submitted to and approved in writing by the waste planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: To prevent the increased risk of pollution to the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011) and policy CS8 of the Huntingdonshire Local Plan (December 1995).

INFORMATIVES

Protection of Nesting Birds

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

Lighting Columns

Condition 15 only relates to lighting that formed part of the application. Lighting columns which did not form part of the application and amount to development would need to be the subject of a separate planning application.

Implementation

1. The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990

General provisions

2. This permission relates to the area outlined in red on drawing no. GPP/HC/1/03 Location Plan – Hensby Composts Limited, The Heath, Woodford (undated – received by the waste planning authority 10 February 2004 as part of planning application no. H/05005/04/CW).

Reason: For the avoidance of doubt and to define the permission.

Compliance with Submitted Details

3. The development hereby permitted shall not proceed except in accordance with the following drawings nos:
 - 2416/04/02 General Arrangement Plan ADAS project and CRL Project dated September 2004
 - 2416/04/03 Roof Layout Plan dated September 2004
 - 2416/04/06 Elevation Sheet 1 dated September 2004
 - 2416/04/07 Elevation Sheet 2 dated September 2004
 - 2416/04/08 Elevation Sheet 3 dated September 2004

Reason: To define the permission and protect the character and appearance of the area in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste throughput

4. No more than 200,000 [105,000*] tonnes of waste shall be accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period. Records showing waste throughput shall be kept and provided to the waste planning authority within 10 days of a written request.

Reason: A higher annual throughput has not been assessed in highway capacity and safety terms. To enable the waste planning authority to control the quantity of waste handled at the site in the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Waste Catchment Area

5. Not less than 40% by weight of wastes accepted at the waste management site outlined in blue on drawing no. GPP/E/H/17/01 Rev 4 The Heath, Woodhurst, Huntingdon PE28 3BS Existing Site Layout Plan in any 12 month period shall be sourced from the East of England Region. The East of England means the

counties of Norfolk, Suffolk, Cambridgeshire, Essex, Hertfordshire, Bedfordshire and Northamptonshire together with the unitary authorities of Peterborough, Southend on Sea, Milton Keynes and Luton.

The operator shall endeavour that within 5 years of the date of this permission at least 25% by weight of wastes shall be procured from a 40 kilometre catchment area of the site and the administrative areas of Cambridgeshire and Peterborough as shown on 'Plan CCC1 - Waste Catchment Area'. Waste from a waste transfer station within the defined catchment area shown on 'Plan CCC1 - Waste Catchment Area' shall be regarded as arising from within the catchment area.

Reason: To ensure that the facility is managing a large percentage of local waste arisings in accordance with policy CS29 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and that the situation is kept under review to help meet the monitoring requirement of the Core Strategy.

Hours of working

6. (i) No vehicle shall enter or leave the site except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (ii) No plant or machinery shall operate outside buildings except between 0500 and 2200 hours daily (including Public and Bank Holidays).
- (iii) No waste shall be shredded outside the buildings except between 0700 and 1800 hours daily (including Public and Bank Holidays).

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Reversing Vehicles

7. All mobile plant at the site shall be fitted with smart or broadband reversing alarms.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Silencing of Plant and Machinery

8. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: To minimise the adverse effects of noise from the site on the occupiers of nearby properties in accordance with policy CS34 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Stockpile Heights

9. No stockpiles or windrows shall exceed 5 metres in height measured from the adjacent ground.

Reason: In the interests of visual amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Control of pollution

10. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses shall be bunded. Any tank overflow pipe outlets shall be directed into the bund. Associated pipework shall be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway.

Reason: To prevent pollution of the water environment in accordance with policy CS39 of Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

Prevention of Mud and Debris on Highway

11. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

****Use of access points**

12. Access E4 shown on drawing no. SK04 Rev B Accesses & Visibility Splays Phase One dated 11.10.2017 shall only be used by emergency service vehicles.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

1. Commencement of 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 approved, as shown on Drawing Number 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017, the County Planning Authority shall be notified in writing of the date at which it was first occupied.

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

3. In accordance with the approved plans

The development hereby permitted shall be carried out in accordance with the application form dated 17/05/2017 and the following information (received 17/05/20017 unless otherwise specified) and plans, except as otherwise required by any of the conditions set out in this permission:

- 1533-PL-501: Location Plan dated 20/02/2017
- 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017
- 1533-PL-010: Proposed Ground Floor Plan dated 02/13/17
- 1533-T-011 Revision A: Proposed First Floor Plan dated 09/05/17
- 1533-PL-012 Revision 1: Proposed Roof Plan dated 04/08/2017
- 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 02/08/2017
- 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 02/08/2017
- 1533-PL-212 Revision 1: 3D visuals dated 04/08/2017
- A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17
- A2930 Drawing Number 2 Rev T01: Proposed External Finished Levels dated 21.06.2017
- A2930 Drawing Number 02 Rev T00: Existing Trees and Hardstanding Removal dated 05.06.2017
- A2930 Drawing Number 03 Rev T00: Existing and Proposed Levels dated 12.06.2017
- A2930 Drawing Number 11 Rev T00: Tree Pit Details dated 05/06/2017
- DRG No: 1642/S.03 Revision P01 External Site Plan Lighting Plots dated 03 July 2017
- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017

- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017
- Planning Statement – Bidwells dated 15/05/2017
- School Travel Plan by MTC Engineering 1882 dated Sept 2017
- Environmental Noise Survey Report – HRS Services Ltd dated 17/03/2017
- Landscape Specification – Carter Builder and Encon Associates Limited dated June 2017
- Tree constraints & removal Existing plan v5 dated 08/05/2017
- Tree protection Construction phase v3 dated 08/05/2017
- Tree protection Demolition phase v3 dated 08/05/2017
- Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016
- BREEAM UK New Construction 2014 Assessment Report (pre-assessment) dated 08/02/17
- Detailed Unexploded Ordnance (UXO) Risk Assessment – 1st Line Defence UXO Solutions (6th February 2016)
- Design and Access Statement (Part 1 and Part 2) – Saunders Boston Architects dated May 2017.
- Flood Risk Assessment – MTC Engineering dated February 2017
- Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017.
- Ecological Impact Assessment Greenwillows Associates Ltd) dated February 2017
- Site Investigation Report – Harrison Geotechnical Engineering (March 2007)
- Transport Assessment - MTC Engineering dated May 2017
- Waste Management Policy – R G Carter Construction Limited dated August 2016
- Site Proposals and Traffic Management Plan – Carter Builder dated 27/07/2017
- ~~- 10-7114_ZZ-DR-D2000 Rev CD01: Proposed Drainage Layout (dated 29/08/2017)~~
- ~~- 10-7114_ZZ-DR-D2100 Rev CD01: Drainage Layout Sheet 1 of 2 (dated 29/08/2017)~~
- ~~- 10-7114_ZZ-DR-D2101 Rev CD01: Drainage Layout Sheet 2 of 2 (dated 29/08/2017)~~

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 En25 of the Huntingdonshire Local Plan 1995 (Local Plan alterations 2002).

4. Materials

The hereby approved development shall be constructed in accordance with the building materials stipulated within the submitted Design and Access Statement, submitted Design and Access Statement (Section 3); Drawing Number 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 07/31/17; and Drawing Number 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 07/31/17, 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 Local Planning Authority prior to the construction phase using the materials. 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 Policy En25 Huntingdon Local Plan 1995 (Local Plan alterations 2002).

5. External Surfacing Materials

A full schedule of external surfacing materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The surfacing materials shall be in accordance with the permeable surface details stated within the Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017. The surfacing materials shall be carried in accordance with approved details and retained thereafter.

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 CS8 and CS9 and En25 of the Huntingdonshire Local Plan 1995 (Local Plan alterations 2002).

6. Landscaping Scheme

The development shall be carried out in full accordance with the approved Landscape Specification (Carter Builder and Encon Associates Limited dated June 2017) and the landscaping plan (A3216 Drawing Number 01 Rev P03: Proposed Landscape Plan dated 14.08.17), including the identified ecology measures identified on the plans (bird and bat boxes and bug houses). The scheme shall be implemented in the first planting season following the demolition of the existing school building.

Reason: To ensure the satisfactory appearance, landscaping and ecology of the site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

7. Landscaping Maintenance Period

The hereby approved Landscaping scheme and ecology scheme shall be maintained for a period of no less than five years from the date of implementation. Should any tree, hedge or planting become damaged, diseased or die, it shall be replaced by a suitable tree, hedge or plant of similar size.

Reason: To ensure the satisfactory appearance, landscaping and ecology of the site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

8. 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 the Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016; Tree constraints & removal Existing plan v5 dated 08/05/2017; Tree protection Construction phase v3 dated 08/05/2017; and Tree protection Demolition phase v3 dated 08/05/2017. The protective fencing within these plans shall be implemented prior to the commencement of development.

Reason: To ensure the health and visual amenity of the trees and landscaping features to be retained on site having regard to policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

9. Transport Assessment

The hereby approved Transport Assessment 1882 – TA Rev A (May 2017) shall be implemented in full accordance with the findings and recommendations contained within the report on occupation of the approved school building.

Reason: To reduce trips by private cars to and from the school and reduce the pressure the surrounding highway network having regard to policy T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

10. Implementation of Drainage

Prior to the first occupation of the hereby approved school building, pervious pavements, an attenuation storage tank and a Hydro-break vortex control device shall be installed and operational as detailed within the Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017. Thereafter the pervious pavements, attenuation storage tank and Hydro-break vortex control device shall be retained and maintained in full accordance with the maintenance schedule detailed within the Drainage Strategy (Peter Dann Consulting Engineers dated April ~~24/10/2017~~ **24/10/2017**) in perpetuity.

Reason: To ensure that the proposal minimises surface water flow from the site and reduce the risk of flooding, having regard to the Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policies CS8 and CS9.

11. Traffic Management Plan

The hereby approved development shall be carried out in full accordance with Drawing Number 1533-PL-501: Location Plan dated 20/02/2017; and Site Proposals and Traffic Management Plan (Carter Builder dated 27/07/2017) including all dust and mud mitigation measures and construction/demolition traffic routing.

Reason: In the interest of highway safety in accordance with policy T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

12. Construction and Demolition Hours

No construction or demolition, including arrival and leaving times of the workforces shall be undertaken on the site except between 0730hrs to 1800hrs each day on Mondays to Fridays and between 0800hrs to 1300hrs on Saturdays with no construction on Sundays or Bank Holidays or outside of these times.

Reason: In the interest of residential amenity having regard to policies H30 and T18 Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002).

13. Delivery Hour Restrictions

There shall be no construction or demolition deliveries to or from the site outside of the construction hours stipulated within condition 11 of this permission, or between hours 0830hrs and 0900hrs and 1510hrs and 1600hrs on Mondays to Fridays inclusive.

Reason: In the interest of residential amenity and highway safety to ensure that delivery movements do not coincide with students entering or leaving the school having regard to Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) Policy H30.

14. Unexploded Ordinance

Prior to the commencement of development, a site specific Unexploded Ordinance Awareness Briefing in line with the Detailed Unexploded Ordinance (UXO) Risk Assessment (1st Line Defence UXO Solutions 6th February 2016) shall be given to all personnel conducting intrusive works on the site. Copies of the brief shall be made available to all site workers conducting intrusive works.

Reason: To ensure safe working practises and the safety of the site workers and people in the surrounding area in the event of UXO being found.

15. Car Parking and Cycle/Scooter Shelters

The hereby approved car parking and cycle/scooter shelters as identified on Drawing Number A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17 shall be implemented prior to the first occupation of the approved school building and shall be retained thereafter.

Reason: In the interest of highway safety in accordance with T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).

16. BREEAM

Within 6 months of the commencement of development:

- i) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM Buildings; scheme or a bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of no less than 7 credits in the Energy category (Ene01 – Ene08) and no less than 5 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of Very Good shall be submitted to the County Planning Authority; and
- ii) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of no less than 5 credits in the Energy category (Ene01 – Ene08) and no less than 3 credits in the Water category (Wat01 – Wat04) of the relevant BREEAM assessment within an overall assessment of Very Good shall be submitted to, and approved in writing by, the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM Very Good, a statement shall be submitted identifying how the shortfall will be addressed.

Reason: 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 CS1 of the Huntingdonshire District Council LDF Core Strategy (2009).

17. BREEAM Post Construction Review

Within 12 months of the first occupation of the development, as identified through condition 2, a post-construction review shall be submitted to the County Planning Authority indicating that a BREEAM rating of 'Very Good' or better 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: 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 CS1 of the Huntingdonshire District Council LDF Core Strategy (2009).

~~18. Bat Checks prior to Garage Demolition~~

~~No demolition of the garages and outbuildings shown on drawing 1533-PL-502 Existing Block Plan (dated 05/15/17) shall take place until a check for roosting bats has been made by a competent ecologist. A report of the ecologist's check shall be submitted to the County Planning Authority within 4 weeks of the check taking place. Prior to the demolition of the garages and outbuildings and after the safe removal of the asbestos, the garage structures shall be inspected by a suitably licensed bat worker.~~

~~*Reason: To ensure that the proposed demolition does not damage, disturb or destroy any bats or their habitats having regard to Policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies.*~~

19. Lighting Scheme

The lighting for the development shall only be installed in accordance with the approved lighting plans, as set out below:

- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017

Reason: In the interest of visual and residential amenity have regard to Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) Policy H30.

Informatives

1. The School Travel Plan shall be updated annually and undergo a full review every five years, with the review findings implemented in full.
2. The operational set up of the development and landscaping works are to avoid the bird breeding season (February to August). If this is unavoidable, a nesting bird survey should be carried out by a suitably qualified ecologist prior to clearance works. If any nests are found they should be clearly marked and left undisturbed until the young have fledged and left the nest.

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. All land use planning matters have been given full consideration and consultation took place with statutory consultees and neighbours, which resulted in overall support for the provision of a replacement 1.5 form entry primary school at the Wyton-on-the-Hill school site.

Agenda Item No. 3

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

To: Planning Committee

Date: 14th December 2017

From: Head of Growth & Economy

Electoral division(s): Castle and Arbury (Note only the access road to Gilbert Road is in the electoral division of Arbury, the rest is in the electoral division of Castle)

Purpose: To consider the above planning application

Recommendation: That planning permission be granted subject to conditions recommended in paragraph 8.1 below

	Officer contact:
Name:	Will Laing
Post:	Planning Officer
Email:	Will.Laing@cambridgeshire.gov.uk
Tel:	01223 706 731

1.0 THE APPLICATION SITE AND SURROUNDINGS:

- 1.1 The application site is located within a predominantly residential suburb of Cambridge, approximately 2.4 kilometres (1.5 miles) to the north of Cambridge city centre. The school site is split into two areas. The main site, which is mostly the subject of this application is to the south of Gilbert Road and the playing fields are to the north of Metcalfe Road. The school shares the site with the Chesterton Sports College which adjoins the southern wing of the main school buildings.
- 1.2 The application site consists of a linear original building containing Wings A and B, running from northeast to southwest with later extensions to the northwest elevation. To the south of the original building is the Sports Centre between wings W (design technology) and E (art and science). The A and B wings are linked by the Newall Building containing the school main entrance to the southwest. A linear car park divides the two buildings.
- 1.3 Surrounding the main building are detached single storey blocks to the to the northeast, west and east providing a science block, a storage outbuilding, a performing arts block, and music block respectively. The site has hard-surfaced courts and playgrounds to the northwest and an overflow car park, MUGA, lawn and tennis courts along the southeast boundary.
- 1.4 The southwest boundary of the application site adjoins the Cambridge Central Conservation Area, but the application site is not within the Conservation Area. There are no Listed Buildings within the setting of the school.
- 1.5 The application site covers an area of 3.10 hectares (approximately 7.66 acres) with an existing internal gross floor spaces of approximately 11,485 square metres (approximately 123,625 square foot) excluding the Sports Centre and employs 100 full-time staff and 28 part-time staff.
- 1.6 The existing site provides 142 car parking spaces, 600 cycle parking spaces and 1 disabled bay. The application site falls within Flood Zone 1, the Cambridge Airport Safe Guarding Zone (limiting the height of buildings to 15.2m) and the ground are deemed to be safe-guarded land as recreational open space (education).

2.0 The Proposed Development:

- 2.1 This application seeks full planning permission for the extension of Chesterton Community College to provide an additional 2 No. entry forms, which would result in an eight form entry school, increasing pupil numbers from 900 students to 1200 students. The staff levels would increase from 100 full-time and 28 part-time staff to 134 full-time and 37 part-time staff.
- 2.2 The proposed development can be broken down into the following broad elements:
 - Single Storey 'gateway' extension to provide reception area.
 - Two-storey extension with glazed atrium and photovoltaic panels.

- Removal of the existing carpark between the main school buildings and the installation of landscaped courtyards.
- Demolition of parts of the existing science block and an extension to link the main southeast wing and the existing detached science block.
- Extension to the existing overflow/sports centre car park.
- Provision of 300 additional cycle parking spaces to the northwest of the entrance.
- Improvement to landscaping to the southwest boundary and to the boundaries of the retained and extended car park.
- Internal alterations to the existing school accommodation.

- 2.3 The proposal consists of the erection of a single storey 'gateway' block, which would provide a reception/security pod between the existing wings of the school, removing existing car parking provision from between the school buildings and creating a secure access and landscaped courtyards, the erection of a central two-storey block linking both wings of the college and creating a secure courtyard to both the east and west side of the proposed two-storey extension, the erection of a link annex between the main W wing and the detached science block and alterations to the northwest elevation of W wing.
- 2.4 The works include the partial demolition of the W wing, the demolition of the store building to the north of the Gilbert Road entrance and its replacement with a single storey out building providing equipment storage and refuse storage.
- 2.5 The proposal create numerous alterations to the floor layouts in each building, creating and relocating classrooms. The internal ground floor alterations to the school are minor in nature, with the only significant change being the conversion of a hall into a resource centre and the change of a kitchen into classroom and staff room. The internal alterations to the existing school building do not require planning permission.
- 2.6 The proposed gateway block would create two lobbies with a reception, kitchenette and WC. The gateway block would be restricted to a single storey with a flat roof appearance, with white render and a glazed entrance. The building would have metal gates to either side connecting to the Victorian school building and the existing science block.
- 2.7 The central, two-storey extension would span from the centre of the original school building, across the courtyard to connect with the gym and across to connect the southern wing of the school to the science block. On the ground floor it would create an atrium, hall and store, dining area, kitchen and associated store, 3No classrooms, prep area and plant room. The proposed atrium would have glazed elevations. The proposed first floor would create a link through to the northern wing and provide a sub-dividable teacher training room, media suite for the main hall, WC's and 7No classrooms with associated stores and prep-areas. Furthermore, the proposed two-storey central block would have a photovoltaic (PV) array covering an area of 130 square metres (1400 square feet) mounted on the roof. The proposed extension would have a maximum height of 8.2 metres (26.9 feet).
- 2.8 Two new courtyards shall be installed to either side of the proposed central extension, with both courtyards containing planting and raised flower beds. The courtyard to the north would

be used as social space with raised grass planted, contained by concrete seating and the southwest courtyard would be outdoor educational spaces with grass, shrub and tree planting with concrete seating.

- 2.9 The tree planting to the southwest of the site is proposed to be enhanced in line with the submitted ecological survey and would include additional planting, selected felling of 24 No. trees in poor health and not worthy of retention to create a woodland glade, the installation of log-piles, bird and bat boxes and chipped bark trail. Soft landscaping shall be added to the southwest and east boundaries of the proposed carpark.
- 2.10 The proposed two-storey extension would be predominantly rendered and painted an off white colour. Coloured feature panels, light grey aluminium framed windows and doors (powder coated) and brickwork to match the existing building at ground floor level, facing into the courtyards are also proposed.
- 2.11 The proposal would include the demolition of approximately 293 square metres (3,153 square feet) of gross internal floor space and the creation of approximately 2,690 square metres (28,955 square feet) of floor space.
- 2.12 The existing car parks provide 142 spaces spread across the site (52 in the central car parking area and 90 in the eastern car park). The proposed extension to the retained car park would provide an additional 13 spaces, resulting in a net loss of 39 parking spaces on site. In addition to the extension of the east car park, the proposal includes improvements to the vehicular access road within the site. The car park between the existing main wings of the building would be removed to accommodate the proposed extensions and replaced with landscaped courtyards.
- 2.13 The proposed cycle parking area (300 proposed spaces) to the northeast of the site would provide a total of 900 cycle parking spaces for the site.

3.0 Planning History

- 3.1 The most relevant planning permissions for this application are set out below:

Reference	Proposal	Decision
C/00388/91/CC	Erection of a Music Department Building	Granted 16 August 1991
C/00582/91/CC	Provision of Flood Lighting to Four Tennis Courts	Granted 16 September 1991
C/00713/93/CC	Extension to Gymnasium to provide store.	Granted 23 December 1993
C/00534/95/CC	Extension to form new Sports Hall, Fitness Room and Changing Rooms	Granted 16 January 1996

4.0 Publicity, Consultation and Responses (in summary):

Publicity:

- 4.1 This application is a major development and was publicised as such in accordance with the Town and Country Planning (Development Management Procedure) (England) 2015 i.e. the planning application was advertised by a site notice at the entrance to the site and consultation letters to statutory consultees and individual notification letters were sent to adjacent properties. A local press noticed advertised the application on 29 August 2017.

Consultation Responses (in summary):

- 4.2 **Cambridge City Council:** No objection to the principle of the development subject to conditions restricting the hours of construction and delivery times, odour, plant noise insulation and artificial lighting as well as noise vibration during construction. The City Council would encourage the provision of electric car charging points within the new car park.
- 4.3 The City Council have noted that the car park extension would remove a section of open space, however this is currently scrub land and the proposed landscaping is deemed to mitigate its loss.
- 4.4 The Urban Design team within City Council consider the proposed gateway building to be logical and form a legible arrival point to the school. The overall proposed scale and massing of the new additions are sensitive to the scale and massing of the existing buildings on the site and surrounding area. The Urban Design team have advised that the render to the 'gateway building' should be replaced with red brick to better withstand potential light damage by opening gates and people leaning against the wall. Further comments were submitted stating the white render appears stark and that a warmer tone should be used to blend better with the existing brickwork.
- 4.5 The City Council Sustainability Officer has requested conditions to ensure that the proposed extension meets a BREEAM standard of 'Very Good' with the submission of a post construction certificate and for the proposal to meet the policy target of 10% renewable energy.
- 4.6 **Cambridge City Landscape Architect:** The proposal is acceptable in principle subject to conditions relating to hard and soft landscaping (planting species, maintenance *etc.*), landscape maintenance and boundary treatments. The Landscape Architect considers the landscape to be improved and made more efficient and useable as a result of the application.
- 4.7 Further General Arrangement Plans have been submitted regarding the hard and soft landscaping, which has been forwarded to the Landscape Architect for further comments.

- 4.8 The Landscape Architect has considered the loss of a small amount of informal grassed open space for the extension of the car park against the informal and formal open space provision on site and the proposed landscaping details and finds the loss to be acceptable in this instance.
- 4.9 **Cambridge City Environmental Health Officer:** The EHO has requested a planning condition for a Construction/Demolition Noise Impact Assessment, Piling Noise and Vibration (if used); Plant Noise; Artificial Light; Odour; and construction hours.
- 4.10 **Police Architectural Liaison Officer:** The area is at a low risk to the vulnerability of crime. The proposal appears to have taken crime prevention and security within the application.
- 4.11 **Environment Agency:** No objection in principle to the proposed development and offer standing advice advising that the Lead Local Flood Authority and Anglian Water Ltd should be consulted by the Local Planning Authority with the latter being requested to demonstrate that sewage and sewage disposal systems serving the development have sufficient capacity to accommodate additional flows generated as a result of the development without causing pollution or flooding. If there is not adequate capacity in either of the sewers the agency must be re-consulted with alternative methods of disposal. Also recommends that advice upon drainage, foul water drainage and contaminated land be included as informatives.
- 4.12 **Cambridgeshire Fire and Rescue:** No comments to make on the application.
- 4.13 **Transport Assessment Team:** The Transport Assessment Team initially submitted a holding objection requiring clarification of details and the submission of the raw data for the travel plan. The applicant has since provided the missing data and as such the Travel Assessment Team has no objection to the proposal subject to the Travel Plan being secured by condition.
- 4.14 **Archaeologist:** No objection to the proposal and archaeological investigation is not necessary. Previous work undertaken in connection with the development in this area indicates that the proposal will be unlikely to harm significant archaeological assets.
- 4.15 **Safer Routes to School Officer:** No objection subject to a new/updated Travel Plan being completed and implemented prior to the occupation of the proposal.
- 4.16 **Highways Development Management Team:** No objection in principle. The application would not be anticipated to have any significant impacts on the strategic highway network, however, the site has potential to engender drop off and collection of children in the vicinity of the school with the associated disturbance and potential detriment to residential amenity, but would be unlikely to have a significant impact on highway safety.

In line with current national and local planning policies, this issue should be dealt with by discouraging the use of private cars for short journeys through developing a new Travel Plan or updating the existing Travel Plan. The Travel Plan should identify realistic targets and measures, and an appropriate monitoring and review process to achieve successful

operation of the Travel Plan. A planning condition is recommended (to be submitted for approval prior to commencement on site); requiring a revised site management plan for the construction phase, to ensure that the construction management plan includes restrictions on delivery traffic during peak times so that it does not conflict with the peak pick-up and drop-off times.

- 4.17 **Flood and Water Management Team as the Lead Local Flood Authority (LLFA):** No objection in principle subject to planning conditions for a detailed surface water drainage scheme and surface water drainage system maintenance.
- 4.18 **Sport England:** No objection - Sport England acknowledges the loss of a section of open space, however they are satisfied that the proposal meets exemption E3 - *The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.* In this case Sports England does not wish to object to the application.

Representations (in summary):

- 4.16 **Cllr Sargeant:** I am in support of the application, but I am concerned that the Transport Statement does not attempt to address the current safety issues acknowledged. Buses regularly stop for more than 10 minutes on Gilbert Road for a range of school related activities, blocking the cycle lane and road safety markings. The cycle lanes around the site were introduced following the death of a cyclist in the local area. Parents often wait for more than 10 minutes parked in the cycle lane while picking up pupils. There is a strong possibility that there will be Resident's Parking in Bateson Road and the streets around Gilbert Road so the whole area is restricted for parking.
- 4.17 **Cllr Dr Scutt:** Requests to speak at planning committee, as the site is within close proximity to the Cllr's ward and will likely affect her constituents. Cllr Dr Scutt has responded as the Local Member for the Arbury Division, acknowledging that parking is an issue within the area following discussion with a resident.
- 4.18 Representations have been received from six individual households raising a number of concerns, alongside some general support for the application; in addition to an objection from the charity group CamCycle who promote cycling and walking; and one letter of support. The objection and points of concern are summarised as follows:
- Opportunity to create a pedestrian access point with the new development on the site of the old Cambridge City football ground, connecting to an existing path behind the 14-16 Lilywhite Drive, improving the permeability of the site and avoiding the 1km detour via Milton Road and Gilbert Road for pupils living on Lilywhite Drive.

- The increase in pupil numbers is not being matched by road safety improvements to the Gilbert Road Access, which will seriously compromise the safety of the users particularly around the Gilbert Road junction and Courtney Way.
- Existing issues with traffic ignoring speed limits.
- Drivers do not pay due regard to pedestrians or the speed limit.
- Traffic situation has deteriorated since double yellow lines were introduced.
- Exit of the access road presents a safety problem. Existing cars do not in general pay due regard for pedestrians walking along Gilbert Road, traffic travelling from their left nor to cars exiting the drives of 59 and 65 Gilbert Road. They do not slow down or stop at the exit. This is particularly noticeable for male drivers who have visited the Sports centre.
- There are no current pick-up or drop-off facilities at the school resulting in cars parking on verges and blocking cycle lanes.
- The parking is insufficient given the increase staff numbers.
- Concerns regarding construction traffic and construction vehicle parking, particularly given the length of time the construction will take.
- Secondary accesses should be left open outside of school hours for the benefit of the residents accessing the site for the Sports Centre or evening classes.
- Disagreement with the applicant's statements that the project "would not have adverse impact on road safety in the area" and "no adverse impact of drop offs being made in the surrounding residential streets."
- The increase in pupils will increase the drop-offs and pick-ups, which will probably increase due to the larger catchment area, resulting in further illegal parking.
- It is not clear what is planned for the boundary with no.59-65 Gilbert Road.
- Would like the Construction Management Plan to be conditioned and the working hours enforced (Mon-Fri 0800hrs to 1800hrs, Saturday 0800hrs to 1300hrs and no working on Sundays).
- During business and school hours the surrounding area suffers from serious levels of congestion and on-street parking due to commuter parking, school drop-off and pick-ups and staff parking from the four schools in the surrounding area, creating congested, unsafe streets with many residents unable to access their own driveway.
- During construction of the care home the construction traffic parked in the surrounding streets causing issues between 0800hrs and 1600hrs, exacerbating the over-parking issue.

- Support expressed for turning the surrounding streets into a residents only parking area.
- Consideration should be given to the removal of the sleeping policemen along the drive to limit the noise of the construction traffic, vehicles crossing the bumps create a lot of noise.
- Rubbish skip movements have taken place within the site prior to 0700hrs.
- Concerns over the timing of the Traffic Survey which was taken during the exam period and therefore not reflective of the normal traffic flow. No surveys were done during the evening time where there can be considerable traffic, particularly during open days.
- Current lighting on the school drive illuminates a residential rear garden, requested that deflectors be fitted to prevent glare.
- Boundary fence at 61 Gilbert Road is derelict for many years (Council/School responsibility) and is now due to be replaced.
- Previous issues repairing and updating the gas supply infrastructure on Gilbert Road, this could be an opportunity to update the existing gas pipes/network.
- The following suggestions were put forward when visiting the public display of the developers plans, which have not been acted upon:
 - I. A speed bump clearly white painted be placed just before the exit.
 - II. A clearly painted stop line and word STOP painted before the exit.
 - III. Large signs at car eye level warning cars to STOP and look BOTH ways for pedestrians and cars.
 - IV. Signs in both directions showing speed limit of 5 mph at least two location along drive.

4.20 In addition to the objection and concerns raised above, one letter of support was received, stating that the current 'disruption' is not more or less than one would expect living next door to a school. Adding a further 300 children is unlikely to make much difference to any increase in noise and disruption, so they wished the college all the best for this important project.

5.0 Planning Policy and Guidance:

5.1 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 5.3 to 5.23 below. The National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance are also relevant from a national perspective.

National Planning Policy Framework (March 2012):

- 5.2 The National Planning Policy Framework (NPPF), sets out the Government's planning policies and how local planning authorities are expected to apply them. The NPPF is a material consideration in determining planning applications. It promotes the central government objective of being in favour of sustainable development. The advice in paragraph 12 is that development that accords with the local plan should be approved "unless other material considerations indicate otherwise" in line with the statutory requirements of the Town and Country Planning Act 1990 (as amended). The following paragraphs within the NPPF are also considered to be relevant to this application:
- **Paragraph 14** urges decision-takers to seek a presumption in favour of sustainable development where an adopted local plan is in place.
 - **Paragraph 32** stipulates that development that generates significant traffic movement should be accompanied by a Transport Statement or Transport Assessment. Development should only be refused where the residual cumulative impacts of the development are severe.
 - **Paragraph 38** requires that key facilities such as primary schools and local shops be located within easy walking distance of residential properties.
 - **Paragraph 56** states good design is a key aspect of development and is indivisible from good planning.
 - **Paragraphs 57 and 58** recognise the importance of planning positively and that local and neighbourhood plan policies seek high quality and inclusive designs to ensure that all development will function well, create places which are comfortable to live, work and visit, are safe and accessible and also visually attractive.
 - **Paragraph 60** Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
 - **Paragraph 72** urges local authorities to take a proactive, positive and collaborative approach to ensure that there is sufficient choice of school places to meet the needs of existing and new communities. They should give great weight to the need to create, expand or alter schools.
 - **Paragraph 73** emphasises the importance of access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
 - **Paragraph 74** stipulates that the loss (of a playing field) resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
 - **Paragraph 93** states that Local Authorities should take into account climate change over the longer term, including climate change and water quality and new developments should be planned to avoid increased vulnerability to the impacts of climate change.
 - **Paragraph 103** sets out how to reduce flood risk.

Cambridge City Council Local Plan (adopted 20th July 2006):

- 5.3 Policy 3/1 development will be permitted if it meets the principles of sustainable development. Major developments should prepare and submit a Sustainability Statement.
- 5.4 Policy 3/4 states that developments will be permitted which demonstrate that they have responded to their context and drawn from the key characteristics of the surrounding area. Developments should identify and positively respond to features of natural, historic and local character; be well connected to, and integrate with the immediate locality and wider city; and have used characteristics of the locality to help inform the siting, massing, design and materials of the proposal.
- 5.5 Policy 3/6 states that development will only be permitted where it can be demonstrated that the proposal given due consideration to safe guarding appropriate future development on the remainder of the site or adjacent sites.
- 5.6 Policy 3/7 sets out a list of design criteria for new development which includes comprehensive design approach, orientation and public spaces, designing out crime and high quality materials.
- 5.7 Policy 3/11 states that external spaces and boundary treatments must be design as an integral part of the development. The landscaping should relate to the development character and function of the spaces and the surrounding buildings. Any existing landscape features that contribute to the landscape should be retained and protected.
- 5.8 Policy 3/14 states that extensions to existing buildings will be permitted where they reflect or successfully contrast with their form; use of materials and architectural detailing.
- 5.9 Policy 4/2 states that development which leads to the loss of protected open space of environmental or recreational importance, unless the open space uses can be satisfactorily replaced elsewhere and the site is not of high environmental value.
- 5.10 Policy 4/4 states that development will not be permitted which would involve the felling, significant surgery or potential roof damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which outweigh the proposed loss. If felling is permitted, appropriate replacement planting will be sought.
- 5.11 Policy 4/11 states that development which affects the views of a Conservation Area will only be permitted where the proposed design preserves or enhances the views of the Conservation Area and retain the features that contribute to the Conservation Area.
- 5.12 Policy 4/11 further states development will only be permitted intensified use will not lead to traffic generation or other impacts which would adversely affect the Area's character.
- 5.13 Policy 4/15 seeks to ensure that new external lighting is the minimum to undertake its function taking into account public safety and crime prevention, minimises light spillage, impact on residential amenity and the impact on the city landscape and wildlife.

- 5.14 Policy 4/16 states that development will not be permitted in areas with an unacceptable risk of flooding, or where it would increase the risk of flooding elsewhere.
- 5.15 Policy 5/16 seeks to ensure the protection of existing community facilities.
- 5.16 Policy 8/3 states that development likely to place on the transport system suitable mitigation measures. Transport Assessments will be required for non-residential development will be required to provide a travel plan.
- 5.17 Policy 8/4 seeks to ensure that development designs walking and cycling routes to integrate into the surrounding network and to ensure that these modes have maximum convenience priority over cars.
- 5.18 Policy 8/6 states that development shall provide cycle parking in accordance with the parking standards and applications shall include full cycle parking details.
- 5.19 Policy 8/10 states that off-street car parking must be in accordance with the car parking standards.
- 5.20 Policy 8/17 stipulates that schemes for renewable energy will be permitted where it can be demonstrated that any amenity or environmental impacts of the scheme are minimised as far as possible.
- 5.21 Policy 8/18 stipulates that planning permission will not be granted where there is an adequate water supply, sewerage and land drainage system to provide for the needs of the development.
- 5.22 Appendix C states that one parking space should be provided for every three staff within an area of a controlled parking zone.
- 5.23 Appendix D states that the cycle parking standard for schools is to provide cycle parking spaces for 75% of the pupils over 12 years old.

Cambridge City Local Plan 2014 (Proposed Submission)

- 5.24 This plan is the Emerging Local Plan and is not yet in a position to be adopted. Following concerns from the Planning Inspectorate further work has been carried out and submitted, however the Inspectors Report is not yet available. The current Cambridge City Council timetable aims for a 2018 adoption. The plan does not form part of the current development plan, so only limited weight can be given to the following emerging policies:
- 5.25 Policy 1 seeks to ensure that proposed developments are determined in line with the presumption for favourable development that forms the core of the National Planning Policy Framework (2012).

- 5.26 Policy 27 seeks to ensure that that new development takes all opportunities to integrate sustainable development, including adaption to climate change and water management.
- 5.27 Policy 29 states that proposals involving the provision of renewable energy will be supported, subject to the proposal minimising any impacts the proposal would have on any heritage assets and minimising any environmental impact.
- 5.28 Policy 31 seeks to ensure developments consider water management, surface water drainage and site run-off.
- 5.29 Policy 32 states that flood risk shall be taken into account for developments, seeking to ensure that the run-off volume for the site does not exceed the run-off volume for the undeveloped site (including predicted climate change). The proposed development should ensure that a 1 in 100 year event would not result in the flooding of the property or properties in adjacent sites.
- 5.30 Policy 55 states that development will be supported where is it is demonstrated that the proposal responds positively to its context, identifying features of natural, historic or local importance on or close to the site. Development should use appropriate local characteristic to inform the scale, massing, siting, materials, form and landscaping of the development.
- 5.31 Policy 58 sets out detailed criteria for alterations and extensions to existing buildings. Key considerations include the impact on Conservation Areas and heritage assets, the relationship with the existing building, parking and amenity spaces, and the relationship between the buildings and open space. Proposed extensions and alterations should ensure that the proposal does not unacceptable overlook, overshadow or visually dominate the adjoining properties.
- 5.32 Policy 59 seeks to ensure that landscaping is designed as integral part of the development and sets out a detailed list of design criteria.
- 5.33 Policy 61 seeks to ensure the conservation and enhancement of Cambridge's historic environment.
- 5.34 Policy 71 seeks to retain trees within development and avoid significant trees works as part of any proposal. The policy seeks to preserve, protect and enhance existing trees; provide adequate replanting where felling in necessary and ensure planting has enough space to mature.
- 5.35 Policy 74 stipulates that new education facilities shall be permitted where the scale, range, quality and accessibility of the facility would be improved. The proposal should be located in the vicinity of which it is to serve and would mitigate the impact on residential amenity. The proposal should comply with the objectives of the Children's Services Authority.
- 5.36 Policy 81 seeks to ensure that development will only be permitted where it will not have an unacceptable transport impact. Applications should be accompanied by sufficient information

to assess the impact and a Travel Plan and Transport Assessment for all major developments.

- 5.37 Policy 82 states that permission will not be granted for development that fails to meet the parking standards set out in Appendix L. Appendix L states that non-residential schools should provide 2 parking spaces for every five staff. Cycle parking standard for schools is to provide cycle parking spaces for 75% of the secondary pupils.

6.0 Planning Considerations

- 6.1 The main issues with this application are as follows:

- Principle of Development including need;
- Impact on Parking, Traffic and Highway Safety;
- Impact on Residential Amenity;
- Design, Character and Appearance;
- Flooding, Drainage and Water Management;
- Landscaping;
- Renewable Energy and Sustainability; and
- Other Issues.

Principle of Development including need:

- 6.2 The applicant is Cambridgeshire County Council and is therefore a regulation 3 application. The applicant seeks to provide an additional 300 student places and bring the existing school accommodation up to the standards set in Building Bulletin 98: Building Framework for Secondary School Projects (BB98), which has identified a number of shortfalls in the standard of accommodation in the existing building.
- 6.3 Following from a significant rise in birth rates, the applicant has confirmed that there was a significant demand for an increase in primary school places in 2008, providing an additional 9.5 forms of entry since this time. Discussion began in 2013 of how this increase in pupil numbers would translate to secondary education, based on the assumption that the primary school students would transition to secondary schools within the city. Current demographic trends produced by the applicant predict a significant short fall in secondary school provision by the end of the decade.
- 6.4 In addition to the increased forecast demand, Chesterton Community College has been oversubscribed in 2015 and 2016, taking 210 students against the Published Admission Number of 180. As such there is a clear and demonstrable current and future need for the proposed extension.
- 6.5 The proposal would provide accommodation for an additional 300 students and 34 full time staff and 9 part-time staff. In addition to the additional accommodation, the proposed

extensions and removal of the central car park would resolve an existing security and safeguarding issue caused by the openness of the site.

- 6.6 The extension of the school would provide additional student accommodation and improve the existing facilities that fall below the standards set out in BB98.
- 6.7 The proposed extension and alterations to the school and the grounds would improve the existing facilities and would not jeopardise the existing use of the school, its community uses or the adjoining sports centre that shares the site. As such the proposal is deemed to comply with policies 3/6 and 5/6 of the Cambridge City Council Local Plan (2006) and emerging policy 74 of the Cambridge City Local Plan 2014 (Proposed Submission).
- 6.8 It is acknowledged that the current Local Plan (2006) predates the NPPF (2012) and therefore the Local Plan can be considered out of date in relation to the NPPF. Paragraph 72 of the NPPF urges local authorities to take a proactive, positive and collaborative approach to ensure that there is sufficient choice of school places to meet the needs of existing and new communities. They should give great weight to the need to create, expand or alter schools. As such the proposal is supported by paragraph 72 of the NPPF.
- 6.9 Having regard to the above, the proposal is deemed to be acceptable in principle subject to the satisfactory resolution of the issues below.

Impact on Parking, Traffic and Highway Safety

- 6.10 It is acknowledged that the proposal would see a net loss of 39 parking spaces and it is acknowledged that a resident has expressed concerns that the proposed parking provision is insufficient, however the proposal would still meet the parking standards of the current Cambridge Local Plan (2006) set out in Appendix C and the parking standards set out in the emerging Cambridge City Local Plan 2014 (Proposed Submission) as set out in Appendix L which both requires 1 space per 3 members of staff in an area of controlled parking which would be a total of 57 spaces if including part time staff, leaving 46 parking spaces for the Sports Centre. The proposed extension to the existing car park would provide an additional three disabled parking spaces.
- 6.11 The Highways Development Management Team has advised that the proposal is unlikely to have a detrimental impact on the wider strategic network, however the proposal is likely to engender further drop off and collections in the immediate vicinity which may impact on residential amenity. Concerns have been raised by local residents and a local Councillor in relation to traffic and transport issues. The Highways Development Management Team has advised that this issue should be dealt with by discouraging the use of a private cars through the implementation of a Travel Plan recommending that a new or updated Travel Plan should be required by planning condition should permission be granted.
- 6.12 The proposal incorporates 300 additional cycle parking spaces as part of the development, which is one cycle space for each additional student place created by the extension. The development would have 900 cycle parking spaces for 1200 student places and therefore

meets the cycle parking criteria of providing a cycle parking space for 75% of the students over 12 years old as set out within Appendix D of the Cambridge City Local Plan (2006).

- 6.13 It is acknowledged that Camcycle submitted an objection stating that the Bateson Road entrance should not have time limited opening hours and that consideration should be given to a Lilywhite Drive access for community access, these issues were raised in the received correspondence. The applicant and planning officers advise that increasing the opening hours for the Bateson Road entrance would cause a significant safeguarding issue, which this application aims to resolve and as such the restricted opening hours remain part of the proposal. A Lilywhite Drive entrance and access falls outside the remit of this planning application and it would not be reasonable to impose the suggested access on any grant of planning permission.
- 6.14 Camcycle further requested that the cycle parking be dispersed around the site, for the use of the public using the community facilities, specifically referring to the sports centre. Planning officers advise that the proposed cycle parking is specifically for the users of the school and that the sports centre whilst within the red line area, does not specifically form part of the application and there are no proposals to extend or alter the sports centre within this application. In addition to this, there is existing cycle parking near the entrance of the sports centre. As such this is not considered by planning officers to be a reasonable ground for refusal of the proposed application.
- 6.15 The agent provided a detailed written response to the Camcycle comments, which was sent to Camcycle inviting further comments. No further response has been received.
- 6.16 Residents have expressed concern about the traffic information being gathered during the exam period and there is disagreement with the results. The submitted documents have been carried out by a qualified consultant and thoroughly discussed and analysed by the Highways Development Manager, Transport Assessment Team and the Safer Routes to Schools Officer, all of whom are satisfied that a Travel Plan (required by planning condition) will be adequate to address the highways issues raised by the proposed extension of the existing college.
- 6.17 Neighbour comments have been received stating that as there are no designated pick-up and drop-off locations, the existing traffic congestion issues with cars waiting on grass verges and in cycle lanes would be exacerbated. While these concerns are acknowledged, the conditioned Travel Plan would mitigate the potential increased traffic by encouraging pupils and staff to utilise more sustainable forms of transport, such as walking and cycling.
- 6.18 Concern has also been expressed that the proposed road safety improvements are not proportionate to the increase in pupil numbers and that further improvements should be made to Gilbert Road and Courtney Way. Requests were made for alterations to the existing access road, from the installation of new signage and white lines, to the removal of the speed bumps during the construction phase.

- 6.19 There are no proposed alterations to the existing access road from Gilbert Road. Consultation with the Highways Development Management Team has not identified this as an existing danger, nor one that would arise as a direct result of the extension to the school or the proposed changes to the existing car parks. As such it is not reasonable to condition alterations to the existing access road.
- 6.20 Concern has also been expressed that there are no designated pick-up and drop-off locations for the existing school and there are none proposed for the extension. The school boundaries are constrained by the existing site and the requirements for outdoor amenity space.
- 6.21 It is acknowledged that neighbours have stated that they regularly witness dangerous driving from the users of the Sports Centre and unlawful parking in the surrounding area around pick-up and drop-off times. While the Sports Centre shares the site with the school, the behaviour of drivers using the Sport Centre is not relevant to the proposed school extension. Driving offences fall under the remit of law enforcement and not the planning system. Planning officers note that the Police Architectural Liaison Officer has been consulted and has not raised any objections to the proposal.
- 6.22 A neighbour comment was submitted stating that the traffic congestion conditions had worsened following the installation of double yellow lines being introduced and another stating that they would support the allocation of the surrounding streets as residents only parking. These allocations and markings of the public highway fall outside the red-line boundary and outside the control of the planning system.
- 6.23 Concerns have been raised regarding potential clashes between construction traffic and the arrival of pupils and staff. These concerns are valid and a planning condition is recommended in section 8 of this report to ensure that the construction traffic, including construction delivery traffic, shall not clash with the peak hours of pupil and staff arrival, alongside standard construction hours for the development.
- 6.24 It is noted that Cambridge City Council's officers have recommended the installation of electric car charging points and bays. While this request is acknowledged there are no current adopted policies to impose the provision of electric vehicle charging points and given the cycle and car parking provision it is not reasonable to refuse the application on the lack of electric parking and charging bays.
- 6.25 The Transport Assessment Team acknowledge that the increase in students would be likely to increase the amount of pick-ups and drop-offs at the start and end of the school day; however this increase would not have such an impact as to have an unacceptable impact on the residential amenity of the surrounding area and would not have a significant impact on highway safety. As such, it is planning officer advice that this is not reasonable grounds for refusal, subject to the imposition of a planning condition for a new or updated Travel Plan to be submitted to and approved by the County Planning Authority prior to occupation, as recommend by the Highways Development Management Team and the Transport Assessment Team.

- 6.26 Having regard to the above, it is planning officer advice that subject to the imposition of planning conditions to ensure the submission of an acceptable Travel Plan and installation of the cycle and car parking provision in accordance with the submitted details prior to the occupation of the proposed extension, then the proposed development is acceptable.
- 6.27 Planning Officers would advise members of the Planning Committee that the current adopted Local Plan (adopted July 2006) predates the NPPF and could be considered to be out of date. Paragraph 32 of the NPPF states that development should not be refused on Highways grounds unless the residual cumulative impacts of the development are severe.
- 6.28 The proposal is deemed to comply with policies 8/3, 8/4, 8/6 and 8/10 of the Cambridge City Local Plan (2006) and emerging policies 81 and 82 Cambridge City Local Plan 2014 (Proposed Submission).

Impact on Residential Amenity

- 6.29 The proposed physical extension of the school are proposed within the existing built up area of the site and approximately 70m away from the boundaries shared with the neighbouring dwellings, which will have existing buildings between the proposed extensions and dwellings. As such the proposed works would not impact adversely upon the light or privacy of the surrounding dwellings. The proposed extensions to the school would not exceed the highest point of the existing building and would therefore not have an overbearing impact on the neighbouring properties.
- 6.30 It is acknowledged that the proposed replacement single storey refuse and equipment store building would be sited in close proximity to the rear boundaries of Gilbert Road. The limited height and flat roof design of the proposed replacement storage building would ensure that the proposal would not have a significant impact on the light or outlook of the properties of Gilbert Road.
- 6.31 Concerns have been raised that the extension would lead to an increased number of pick-ups and drop-offs and would have a detrimental impact on residential amenity. Planning and Highway officers acknowledge that the 25% increase in pupil numbers would likely engender pick-ups and drop-offs made during peak hours during each school day. However, this is a typical traffic pattern associated with a school use and the site is constrained by the existing street layout. As discussed in sections 6.16 to 6.26 of this report, the potential increase in traffic generated by the proposed use shall be addressed through the Travel Plan that shall be secured by planning condition.
- 6.32 It is officer advice that the disturbance generated by the proposal would be limited to peak drop-off and pick-up times and would therefore not result in a continuous or prolonged impact on residential amenity. Furthermore the potential impact would be further mitigated by the successful implementation of the conditioned Travel Plan. As such, it is officer advice that the impact on residential amenity would not be as significant as to warrant refusal of the application.

- 6.33 Concerns have been raised regarding disturbance and noise during the construction process with construction vehicles traveling across the speed bumps from Gilbert Road, with an objector requesting that the speed bumps are removed. While it is acknowledged that there will be an increase in disturbance during the construction phase, the noise generated by the construction vehicles would be limited to daytime hours and would not include Sundays, Bank or Public Holidays. As such, the limited impact on residential amenity would not justify the loss of road safety features.
- 6.34 Similarly to the objections and concerns raised on the highways grounds, an objector has stated that they have experienced skip collections prior to 0700hrs and experienced congestion and highway safety issues during the construction of a nearby care home.
- 6.35 The applicant has submitted a Construction Method Statement with strategies to address deliveries and dust emissions. The contractors propose to use a 'just in time' delivery system to avoid stock piling of materials on site and mitigation measures to suppress dust from demolition, tools and storage piles of excavated materials. These mitigation measures shall be secured by means of a compliance condition in the interest of residential amenity.
- 6.36 Further to the above, the contractors (Wilmot Dixon) register projects over six weeks in duration with the Considerate Contractors Scheme (CSS). The scheme seeks to ensure that contractors carry out works in a manner of best practice above standard procedures, with the CSS guidance folder and records held on site. It is officer recommendation that a planning condition be imposed to ensure that the construction phase of the development is carried out in full accordance with the submitted Construction Management Plan as the permission will run with the land and not the developer.
- 6.37 It is noted that a neighbour representation states that there are existing lights that cause glare to the property. The proposal does not include any addition to the lighting scheme and the existing lighting is outside of the control of the application. The addition of any lights as part of this scheme can be controlled by planning condition, so a suitable lighting condition has been included in section 8.0 of this report.
- 6.38 It is acknowledged that Cambridge City Council has requested conditions to control plant noise and odour. The proposed extension would be located within the site away from the boundaries of the surrounding residential properties and as such the plant systems (photovoltaics and air conditioning etc.) would not have any further impact on them than the existing school building. There are no additional kitchens, or any other odour producing processes and as such it is deemed unnecessary to impose conditions relating to odour abatement.
- 6.39 The City Council have requested a pre-commencement condition for the submission of a noise and vibration report for demolition and construction phases of the development. While these concerns are acknowledged, it is the view of the case officer that the conditions are not necessary. The applicant has submitted a Construction Method Statement with a detailed section on Noise and Vibration stating that the site and the equipment shall be in accordance

with Parts 1 and 2 of BS 5228 (2009), which the EHO refers to in the requested condition. Furthermore, the construction and demolition hours are to be restricted with no works on Sundays or Bank Holidays which shall ensure that the neighbouring properties shall not be subjected to unreasonable levels of disturbance, or works during the evening or night.

- 6.40 The agent has confirmed that no piling work is proposed as part of the construction of the proposed extension. As such, the requested pre-commencement piling condition is deemed to unnecessary.
- 6.41 Having regard to the above, the proposal is deemed to be acceptable in terms of residential amenity and sufficient mitigation measures have been identified to minimise the disturbance and impact on residential amenity to an acceptable level during the construction phase. As such the proposal is deemed to comply with policy 3/1 of the Cambridge City Local Plan (2006) and emerging policies 1 and 74 of the Cambridge City Local Plan 2014 (Proposed Submission).

Design, Character and Appearance

- 6.42 The application site falls within an established built up area and adjoins the boundary of the Cambridge City Central Conservation Area. This proposal was subject to pre-application discussions prior to submission. The application has been informed by the need to expand the school capacity and the results of a BB:98 survey, which found a considerable amount of the school facilities failed to meet the standards set out in BB:98, as such the proposed extensions have a function led approach.
- 6.43 A full schedule of building, surfacing and landscaping materials within section 5 of the Design and Access statement. It is acknowledged that Planning Officers from Cambridge City Council have raised concerns regarding the use of white render to the single-storey reception building and consider that brick would integrate better and would better weather scuff and light damage. Furthermore Cambridge City Council's officers consider the proposed white render a stark and cold contrast to the existing brick work. Whilst this is acknowledged, the agent has provided a full response stating the proposed render will be an off-white/cream colour to better suit the existing brick work and the reception building has been deliberately rendered as to stand out from the surrounding brickwork, giving a clear focal point to emphasise the reception of the building, making the entrance clearly distinguishable.
- 6.44 The case officer has considered the views of both the City Council and the applicant. The reception has been designed to make a clear entrance for students and visitors and to address the current safeguarding issues with the openness of the site, the proposed render would support the function of the reception and as such it is the advice of the case officer that design of the proposed entrance block is acceptable.
- 6.45 It is the case officer's opinion that the scale, mass and layout of the proposed extensions remain in keeping with main body of the existing school buildings, furthermore the proposed layout provides alterations and additional classrooms that would improve the existing school

facilities and pupil flow within the school building, improving the standard of accommodation in line with BB:98.

- 6.46 It is case officer's opinion that the proposed materials and fenestration utilised throughout the extensions to the main building have a contemporary appearance that enhances the visual appearance of the existing school building, introducing key focal points in the glazed atrium, reception block and internal courtyards.
- 6.47 There are notable landscape alterations included in the proposal which shall be discussed later in this report. It is acknowledged that the extension of the car park would lead to a small loss of informal open space. Sports England has not objected to the loss of the open space and it is considered that the landscaping improvements elsewhere within the site will adequately mitigate for this loss.
- 6.48 The design has incorporated energy saving features and renewable features into the design of the building. The improvements to the sustainability of the building shall be discussed later in this report.
- 6.49 The application site abuts the boundary of the Cambridge Central Conservation Area, but does not fall within the Conservation Area. Given the proportionate mass, height and external finishes of the proposed extensions and the limited views to and from the Conservation Area, the proposal would not impact on the setting of the Central Conservation Area.
- 6.50 It is noted that cladding has been proposed as part of the materials schedule in the application. The case officer would advise Members that the safety of the proposed building materials falls under the remit of Building Regulations and not Planning Legislation.
- 6.51 Having regard to the above, the proposal is deemed to comply with policies 3/1, 3/4, 3/7, 3/14, 4/2 and 4/11 of the Cambridge City Local Plan 2006 and emerging policies 1, 55, 58, 61 and 74 of the Cambridge City Local Plan 2014 (Proposed Submission).

Flooding, Drainage and Water Management

- 6.52 The application site falls within Flood Zone 1, which is a low probability of flooding. However, a school is a "more vulnerable" use under the NPPF and the site is over one hectare in size. As such, the proposal has been submitted with a Flood Risk Assessment. Having regard to the NPPF the proposed development is considered to be an appropriate development for the Flood Risk Zone in which it is situated.
- 6.53 Flood Zone 1 is a low risk of flooding area with a 1 in 1000 annual probability of flooding (less than 0.1%) and there are no historic records of flooding within the site. There has been localised flooding in the wider area linked to locations surrounding a storm drain.
- 6.54 The existing site drains from hard-surfacing into existing drains and gullies, with the proposed extensions being sited on existing hard surfaced areas served by the existing

stormwater infrastructure. As such the proposal would not increase the likelihood of flooding or increase the pressure on the existing site drainage.

- 6.55 The applicant has submitted a drainage strategy to be read in conjunction with the application. The landscaping of the development includes three Sustainable Drainage features, further soft landscaping into the central court yards (which were formerly impermeable hard surfacing areas) and the site has a slight gradient towards the soft landscaped areas and sports pitch, aiding with the drainage of the site.
- 6.56 The proposal includes 90 square metres (approximately 970 square feet), of green roof to the proposed storage building to the north of the Gilbert Road entrance junction. The applicant has investigated incorporating two further green roofs to the proposal, however this is not possible due to the roof lights and the maintenance implications the green roof would have on the roof lights.
- 6.57 An attenuation tank shall be installed under the proposed extension to the car park, which will have a flow restriction device, with a proposed greenfield run off to 5l/s. The proposed cycle parking area shall be surfaced with permeable paving, with the option of perforated pipes to prevent pooling in heavy rainfall.
- 6.58 The Local Lead Flood Authority have requested a condition for a detailed water drainage scheme for the site and an accompanying maintenance condition.
- 6.59 The potable water to the application site is provided by existing the Anglian Water Network and will not require the installation of additional services.
- 6.60 It is case officer opinion that the proposal would not create an increased flood risk to the application site or the surrounding area subject to the imposition of the conditions requested by the LLFA. The proposal would not lead to an increased surface water run-off and would introduce three additional Sustainable Urban Drainage features.
- 6.61 Having regard to the above, it is officer recommendation that should Members be minded to grant permission, planning conditions are recommended for detailed drainage are submitted and implemented prior to occupation and retained thereafter.
- 6.62 In light of the above, the proposal is deemed to comply with policies 3/1, 3/6 and 8/18 of the Cambridge City Local Plan 2006 and emerging policies 1, 27, 31 and 32 of the Cambridge City Local Plan 2014 (Proposed Submission).

Landscaping

- 6.63 An Arboricultural Report (ref: 0933D/CJO/2706), Arboricultural Constraints Report (ref: 0950D/CJO/0608) and a planting schedule (within the Design and Access Statement) submitted with the application. 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, Rev P01., dated

12.09.17 (received 24/11/2017) show the areas of hard and soft landscaping and the proposed means of enclosure.

- 6.64 The submitted Arboricultural Constraints Report (ref: 0950D/CJO/0608) refers to the trees along the southwest boundary and identifies 24 No. trees in this area of the site that are in poor condition and are unsuitable for retention. The trees to be removed under the Arboricultural Constraints Report are 5 No. Sycamore, 9 No. Ash, 1 No. Elder, 5 No. Gean, 1 No. Common Walnut, 1 No. Whitebeam and 2 No. Grey Poplar. The trees that are deemed unsuitable for retention due to the trees either being dead or irreversible decline; serious irremediable, structural defects; trees with pathogens of significance to health and/or safety to other trees; and trees of very low quality suppressing trees of better quality.
- 6.65 The Arboricultural Report (ref: 0933D/CJO/2706) identifies 7 No. trees that will need to be removed to accommodate the extension to the school and car park. The trees identified for removal are T1 (Hawthorne-leaved Maple), T2 Cherry Sour, T8 Sycamore, T31 Cherry Sour, T33 Sycamore, G1 Sour Cherry and G4 Leland Cypress.
- 6.66 The Arboricultural Report (ref: 0933D/CJO/2706) lists a detailed and site specific methodology for the construction phase of the development to ensure that the existing trees on site are protected. It is officer recommendation that should Members of the Planning Committee be minded to grant planning permission, a planning condition be imposed to ensure that the construction phase of the development is carried out in complete accordance with the tree protection scheme and methodology detailed within the Arboricultural Report.
- 6.67 The two submitted arboricultural reports identify root protection areas and detail mitigation and methodologies of working near trees to ensure that they are not damaged by, or during the construction of, the development.
- 6.68 The proposed landscaping scheme within the school grounds is considered to enhance the existing character, appearance and function of the existing use. Furthermore, it is the case officer's opinion that the introduction of the soft landscaping to the courtyards and the ecological improvements to the wooded area to the southeast of the school grounds would improve the overall ecology and biodiversity of the site. The applicant has submitted enough detailed plans for officers to assess the principle and visual impact of the proposed landscaping, which is considered to be acceptable. However, the Cambridge City Council Landscape Architect further details are required regarding the planting schedule and species of planting proposed.
- 6.69 It is officer recommendation that a planning condition for full details of the planting schedule and species.
- 6.70 The landscaping proposals include the removal of a total of 31 No. trees, including two good quality trees. The loss of the good quality trees are regrettable, however their felling is necessary for the development. The overall soft landscaping across the site shall be increased with the proposal, therefore on the balance of issues, the proposed improvements in the landscaping are deemed to mitigate the loss of the trees in this instance subject to a

planning condition for a replanting scheme for the trees removed to facilitate the proposed extension to the school. As such the proposal is considered to comply with policy 4/4 of the Cambridge City Local Plan (2006) and emerging policy 71 of the Cambridge City Local Plan 2014 (Proposed Submission).

- 6.71 With the imposition of the above planning conditions, it is officer opinion that the landscaping of the proposed development is acceptable and that the proposal complies with policies 3/4, 3/7, 3/11, 4/2, 4/4 and 4/11 of the Cambridge City Local Plan (2006) and emerging policies 55, 58, 59 and 71 of the Cambridge City Local Plan 2014 (Proposed Submission).

Renewable Energy and Sustainability

- 6.72 The applicant has submitted an Energy Strategy and included a Sustainable Development section within the submitted Design and Access Statement, detailing the sustainable construction, siting and design methods. However, the energy statement does not consider water.
- 6.73 The Energy Strategy identifies and provides a site specific assessment for the main forms of renewable energy. Due to site, cost efficiency and energy use patterns of the building, most of the renewable energy sources have been discounted. However, the building is suitable for photovoltaic panels and it is proposed to install 130 square metres (1400 square feet) on the roof of the proposed two-storey extension.
- 6.74 The proposed extensions to the school have incorporated improved electric lighting controls, weather compensating heating and cooling controls, improved insulation for the building envelope (walls, windows, roofs and doors) and improved air tightness of the building over the required minimum baseline as energy efficiency improvements.
- 6.75 The proposal shall use a combination of natural and mechanical ventilation. The proposal seeks to maximise the use of natural air flow with passive stacks and open roof lights, with opening perimeter window to expel stale air and reduce the use of mechanical ventilation.
- 6.76 The BREEAM pre-assessment of the proposed building scored 59.64% and rated as "Very Good". It is officer recommendation that a planning condition be imposed to ensure that the final construction of the building equals or betters this score. This score may shall be expanded to focus on energy and water credits to address the concerns of the Cambridge City Council Sustainability Officer concerns.
- 6.77 It is further advised that a planning condition be imposed to ensure that the photovoltaic panels are installed and functional prior to the occupation of the extensions and to ensure that the proposal provides a 10% renewable energy contribution in line with policy 8/16 of the Cambridge City Local Plan (2006).
- 6.78 Policy 27 of the emerging Cambridge City Local Plan 2014 (Proposed Submission) seeks new non-residential development meets the 'Excellent' standard. The case officer advises

that as this policy has not been adopted it carries limited weight and would therefore not be a reasonable ground to refuse the application.

- 6.79 With these planning conditions imposed, the proposal would be considered to meet the County Council's sustainability criteria and introduce a renewable energy source to the existing building. In light of this it is officer advice that the proposal complies with policies 3/1 and 8/17 Cambridge City Local Plan (2006).

Other Issues

- 6.80 In addition to the issues raised above, correspondence from neighbouring properties has raised further concerns regarding the proposed plans for the boundary fences with no.59 to no.65 Gilbert Road, with one letter stating that the fence behind no.61 is in poor repair and that it is the responsibility of the Council or School to replace or repair it.
- 6.81 The Planning system cannot determine the ownership of the boundary treatments or who is responsible for the repair of the means of enclosure. This is a civil matter that cannot be resolved through this planning application.
- 6.82 As previously discussed within paragraphs 6.62 to 6.70 a series of means of enclosures are proposed with the landscaping changes to the site. A planning condition shall be imposed to ensure that the location and type of each means of enclosure shall be submitted and approved prior to the occupation of the extensions.
- 6.83 A resident has advised us that there were a series of gas work improvements to Gilbert Road made recently, however the neighbour believes there were issues relating to access and the school gas lines were never upgraded. The neighbour suggests that the improvement works could be carried out in conjunction with the proposed extension. Though this falls outside of the remit of the planning system, the applicant has been made aware of this correspondence.

7.0 Conclusion

- 7.1 Having regard to the above, it is considered that the proposed development broadly complies with the relevant policies of the National Planning Policy Framework; Cambridge Local Plan (2006) and emerging Cambridge Local Plan 2014 (Proposed Submission).
- 7.2 The principle of the development is considered to be acceptable with the proposal providing a sustainable development to address an identified shortfall in educational need.
- 7.3 While an objection and various concerns have been received, it is officer advice that they have been satisfactorily addressed and all the relevant material considerations within section 6 of this report have been given full consideration.

8.0 Recommendation

8.1 It is officer recommendation that planning permission be granted subject to the following planning conditions:

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 03/08/2017 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.

ENFORCEMENT UPDATE REPORT 2017

To: **Planning Committee**

Date: **14 December 2017**

From: **Head of Growth and Economy**

Electoral division(s): **N/A**

Purpose: **To consider the following report**

Recommendation: **The Planning Committee is requested to note the content of this report.**

<i>Officer contact:</i>
Name: Deborah Jeakins
Post: Principal Enforcement and Monitoring Officer, County Planning, Minerals and Waste
Email: Deborah.Jeakins@cambridgeshire.gov.uk
Tel: 01223 715544

1 INTRODUCTION

- 1.1 The purpose of this report is to brief the Planning Committee members on the planning enforcement and monitoring work being undertaken by the County Planning, Minerals and Waste team within the Growth and Economy service.
- 1.2 The Enforcement update report is usually prepared and presented to members quarterly and this report covers the work of the team in the period 1 August to 30 November 2017.
- 1.3 Paragraphs 2 to 5 of the report summarise the following information:
- Complaints received and their current status;
 - Number of ongoing investigations;
 - New enforcement cases;
 - Appeals;
 - Ombudsman complaints received.
- 1.4 Paragraph 6 of this report details site monitoring visits undertaken in the period 1 August 2017 to 30 November 2017.
- 1.5 Paragraphs 7 to 16 of this report provide updates on a number of key ongoing Enforcement investigations.

2 COMPLAINTS RECEIVED

- 2.1 18 new complaints were received between 1 August 2017 and 30 November 2017. Table 1 summarises the status of these complaints at the time of writing.

Table 1 - Complaint Status

Complaint Type	Number
Breach established and resolved	6
Breach established. Investigation on-going	7
No breach established, case closed	3
Not a county matter	2
Total	18

- 2.2 At the time of writing, of the 18 complaints received between August and November 2017:
- 6 cases have been investigated and closed;
 - 12 cases remain open and under investigation;
 - 15 pre-existing complaints (received before 1 August 2017) also remain under investigation.

3 NOTICES SERVED

- 3.1 Two new Enforcement Notices (EN) and two Breach of Condition Notices (BCN) have been served in this period. All four notices relate to breaches of planning control at a single site at Benwick Road Industrial Estate, Whittlesey and details of the enforcement investigation, the notices and the appeal process can be found in section 15 below.
- 3.2 No new Planning Contravention Notices (PCN) have been served in the period 1 August 2017 to 30 November 2017.

4 APPEALS

- 4.1 **Appeal site: Mill Road, Fen Drayton**
An appeal was lodged with the Planning Inspectorate against the refusal to grant a Certificate of Lawful Development for use of land at Mill Road, Fen Drayton for the processing of inert waste in April 2016. The appeal was formally withdrawn on 5 October 2017. However, now that the appeal is no longer proceeding, officers from the enforcement and monitoring team are in discussions with the agent for the application about the unauthorised waste uses that continue to take place on the land.

5 OMBUDSMAN COMPLAINTS

- 5.1 No Local Government Ombudsman (LGO) complaints were received during the period 1 August 2017 to 30 November 2017.

6 SITE MONITORING VISITS 1 AUGUST 2017 – 30 NOVEMBER 2017

- 6.1 The Authority carries out proactive monitoring visits to check compliance with the conditions set out in the grant of planning permissions for quarries and landfill sites. The Authority levies fees for these visits, which are set out in the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012. The national fees for conducting the visits are:
- Actives sites £331
 - Inactive or dormant sites £110
- 6.2 The amount of chargeable monitoring visits scheduled to be conducted within each financial year is agreed in advance and all operators are notified of the proposed number of visits. The enforcement and monitoring team are on target to complete all the agreed monitoring visits for this financial year.
- 6.3 Other waste activities such as waste transfer stations, waste recycling sites and scrap yards are also visited by officers in order to assess compliance with the conditions set out in the grant of planning permission. However, the cost of these visits is borne by the Authority.

- 6.4 A summary of the number and type of chargeable monitoring visits, non-chargeable monitoring visits and complaint site visits carried out during the monitoring period is set out in Table 2 below.

Table 2 – Chargeable Site visits by type 1 August 2017 to 30 November 2017

Site Type	Visits
Landfill	8
Quarries	14
Non chargeable sites	13
Complaint site visits	8
Total	43

- 6.5 Chargeable site visits have priority as they generate a small but significant income stream for the Council. The estimated income from chargeable visits for the period 1 August 2017 to 30 November 2017 is £6,178.00.
- 6.6 The Enforcement and Monitoring team consists of the Principal Enforcement and Monitoring Officer, a Monitoring and Control Officer and a Senior Compliance Officer whose time is shared with the Flood and Water team.

7 ENFORCEMENT CASES

- 7.1 There are currently 4 active enforcement cases where formal enforcement action has been taken and investigation and monitoring is on-going. A summary of each case is set out in Appendix 1. However, Appendix 1 does not include the notices served in this period that are referred to in paragraph 3.1 above and detailed in section 15 below, because the Enforcement Notices are subject to the appeal process, further details of this can be found below.
- 7.2 For the purposes of the Town and Country Planning Act 1990 the issue of an Enforcement Notice (EN) or the service of a Breach of Condition Notice (BCN) constitutes taking formal enforcement action.
- 7.3 Appendix 2 contains a list of enforcement investigations where formal action has been taken and the notices remain extant. Unless there are other issues or reports of development on these sites then no further investigation or action will be required.

8 WILBRAHAM LANDFILL

- 8.1 The Great Wilbraham active chalk quarry has planning permission to be restored by landfilling the void with inert waste. The Waste Planning Authority (WPA) issued an Enforcement Notice in May 2012 to address the restoration levels of the land which exceeded what had been agreed and approved.
- 8.2 In May 2016 the site operators were convicted of failing to comply with the notice and ordered to pay a fine and the Council's legal costs, totalling £23,969.00, within

12 months. Since the publication of the last Enforcement and Monitoring update report, the Council's legal costs have been paid in full.

- 8.3 Officers undertake regular chargeable monitoring visits to the site. At the most recent visit on 16 November 2017, the height of the waste pile is now much less visible from the surrounding area and the operator is continuing to work towards achieving the agreed restoration contours for the site.

9 PLASGRAN, MANEA ROAD, WIMBLINGTON

- 9.1 In November 2016 the County Waste Planning Authority provided pre application advice in relation to a number of planning matters at Plasgran plastic Waste recycling facility at Manea Road, Wimblington. The advice covered both retrospective and prospective development at the site. Officers are currently determining a retrospective application to vary the hours of operation at the site but there are a number of other non compliances on site that have yet to be addressed by way of an application or through remedying the breaches of planning control.
- 9.2 Officers have advised the developer that applications to remedy all of the remaining breaches of planning control on site should be submitted in order to avoid formal enforcement action being initiated.

10 LAND ADJACENT TO ROYSTON RECYCLING CENTRE

- 10.1 In February 2015 approximately 20,000 bales of refuse derived fuel (RDF) waste was deposited on the above land. A multi-agency approach produced an emergency plan taking into account of the sites proximity to the Cambridgeshire and Hertfordshire county border, the fire risk associated with the stored waste and the possible implications that the amount and type of waste had on the presence of an aquifer.
- 10.2 A topographic survey showed that approximately 13,952 tonnes of waste material had been deposited, raising the level of the land across approximately two thirds of the site. A condition survey, drilling of boreholes and modelling work were undertaken to inform the standard of clean up required by the EA to minimise the risk to groundwater. The operator provided the EA with a remediation proposal which did not target all of the waste deposits buried across the site.
- 10.3 On 25 May 2017 the EA served a Section 161A Works Notice under the Water Resources Act 1991 requiring the operator to remediate the land in 16 stages, with full compliance to be achieved by 11 April 2018.
- 10.4 On 12 July 2017 the EA visited the land and confirmed that Step 1 of the notice had not been complied with. The EA wrote to the operators and their solicitor in respect of this non-compliance.
- 10.5 On 9 August 2017 the EA visited the land again and determined that the next substantive step of the notice had not been completed. The EA will continue to inspect the land and the next substantive step in the notice is 20 December 2017.

- 10.6 To date, no remedial work has been carried out on the land and so the EA intend to seek further legal advice on pursuing enforcement action for failing to comply with the notice. Officers will provide further updates to members as they become available.

11 FIELD 6184 / BLACK BANK, LITTLE DOWNHAM

- 11.1 In July 2015 the County Council confirmed that clay extraction was taking place on a parcel of land at Little Downham, that the clay was being spread to raise the land levels and that imported waste materials were being used to infill the excavations. There are EA exemptions in place for the importation of waste onto the land in question.
- 11.2 In April 2016 a Planning Contravention Notice was served in order to gather information on the quantity, source, location and composition of the waste imported onto the land.
- 11.3 In December 2016 a topographical survey of the land was undertaken and the initial assessment of the survey result was that the amount of waste imported did not constitute a material change of use that would require County waste planning permission. However, on 15 March 2017 officers received allegations about further importation of waste material onto part of the land and visited the site to gather evidence. The land owner advised that he was using his permitted development (PD) rights to import waste to create hardstanding on that part of the agricultural unit. The conditions and prior notification requirement for these PD rights had not been met and so the activity on site was considered to be a breach of planning control that was within the jurisdiction of East Cambridgeshire District Council (ECDC), as the relevant district planning authority.
- 11.4 On 5 April 2017 officers wrote to the owners of the land and the tenant farmer to set out the PD rights for waste that apply to the agricultural unit and to advise that if the importation of waste continued or resumed on the agricultural unit, which comprises of field 6184 and a piece of land at First Drove (which is the subject of an extant enforcement notice and in the same ownership), then the County Council now had clear evidence of the land levels should enforcement action become necessary.
- 11.5 Advice was sought from Counsel regarding whether there was evidence of a breach of County planning control on the land, taking into account the waste brought onto field 6184, the PD rights for agriculture, ECDC's involvement in the assessment of PD, the previous importation of waste onto land at First Drove and at what point the cumulative importation of waste onto different areas of the agricultural unit would constitute a change of use that would require County Waste Planning permission.
- 11.6 On 16 October 2017 officers received Counsel's legal view that the County Council should seek a prohibitory injunction from the court with a penal notice attached which, if granted, would make it a criminal offence to import any further waste material onto the agricultural unit. The land owner has been advised of the

Council's intention to follow Counsel's advice and the legal procedure for seeking an injunction has commenced.

- 11.7 If the Court agrees to grant the prohibitory injunction, and there is then clear evidence that it has not been complied with, then the County Council will need to consider whether the evidential and public interest tests for initiating prosecution proceedings are met.

12 BLOCK FEN

- 12.1 Aggregate Industries (AI) completed work to upgrade the first half of Block Fen Drove up to the Tarmac quarry access in accordance with their approved scheme.
- 12.2 In February 2016 Mick George Ltd (MGL) proposed a scheme for the second half of the Drove upgrade, on the understanding that all the operators with active development sites on Block Fen contributed to its cost.
- 12.3 A formal Section 278 (S278) agreement from the Highway Authority was required for the works and the application for the agreement needed to be accompanied by 50% of the application fee. In September 2016 the sharing of the costs for the scheme was agreed and all the operators sent in their share of the formal S278 agreement application fee.
- 12.4 Discussions are still taking place between MGL as the lead operator and the Highway Authority on the final design. Once the design is agreed, an agreement to deliver the works on the second half of Block Fen Drove can be completed. At present this is likely to be in the form of a Section 106 agreement with the Council, on the basis that the Council will act as the main connecting party. However, until the S278 agreement is agreed with highways colleagues, planning officers cannot secure the S106 agreement to deliver the road improvements to the second half of the Drove. The council has a planning application before it from MGL for continued and new waste management uses. The developer has been advised that should permission be granted it would be dependent on the road improvements being secured.

13 LAND AT WARBOYS AIRFIELD INDUSTRIAL ESTATE

- 13.1 The land at Warboys Airfield Industrial Estate has planning permission for the storage and processing of waste electrical and electronic equipment, subject to conditions, one of which restricts the location and amount of waste stored outside the buildings.
- 13.2 In January 2015 the waste operator was put into administration, leaving several thousand tonnes of cathode ray tube (CRT) waste on the land. The landowner took over responsibility for the removal of the waste but the rate of removal was unacceptably slow and so a BCN was served in October 2015. The 28 day compliance period on the notice was not sufficient to allow for the removal of the CRT waste to permitted specialist waste sites. Therefore, the deadline for initiating legal proceedings in relation to the failure to comply with the BCN passed without the removal work being completed. However, officers noted that a prosecution for

failure to comply with the notice would not have resolved the breach of planning control and would probably have caused further delays and complications for the landowner who continues to work to resolve the breach of planning control.

- 13.3 Officers have visited the site regularly throughout 2016 and 2017 to monitor progress towards completion of the removal of the specialist waste. Although the most recent site visit took place in 10 August 2017, reports from the local district Council member confirm that the clearance of the site is nearly complete.
- 13.4 Officers will continue to visit the site until all the remaining waste has been removed and hope to be able to confirm to this Committee that this process has been completed in the near future.

14 BARRINGTON QUARRY

- 14.1 Officers are continuing to investigate the alleged breach of a condition attached to the planning permission allowing the importation of waste by rail into the former Cemex Quarry site at Barrington. The condition in question relates to the noise from rail movements at Foxton Sidings between 11pm and 7am and disturbance to local residents caused by engines idling on the track.
- 14.2 A PCN was served on Cemex on 11 May 2017 to gather further evidence relating to the breach and legal advice has been obtained in relation to the noise limit set in the condition.
- 14.3 In August 2017 Cemex changed the rail operator used to bring waste into the site which initially appeared to resolve the issue with noise from the rail operations at Foxton Sidings before 7am. However, recent reports from the complainant allege that the rail movements are again taking place before 7am and that the noise levels are being exceeded. In addition, the Rail Management Scheme approved as part of the S106 legal agreement for the site specifies that the maximum idling time for rail engines is 15 minutes and the operator has confirmed that there have been a number of occasions when this has been exceeded. Officers continue to monitor the situation and may need to address these non compliances formally if they cannot be resolved by Cemex and the rail operator.

15 EARL WOODWASTE, BENWICK ROAD, WHITTLESEY

- 15.1 In January 2017 officers received a complaint that wood waste processing had taken place at the East Anglian Resources Ltd (EARL) site on a Bank Holiday, contrary to condition 6 of planning permission F/2008/16/CW and condition 5 of F/2009/16/CW.
- 15.2 In the course of the investigation by the WPA, officers also received additional allegations regarding regular HGV movements in and out of the site throughout the night, also contrary to condition 6 of F/2008/16/CW.
- 15.3 On 13 April 2017 officers served a PCN on EARL to gather further information about the alleged breaches of planning control and confirm all those with an interest in the land. The operator confirmed in their completed PCN response that

they HGVs were entering and leaving the site throughout the night in breach of the condition.

15.4 The complainant continued to allege that HGVs were entering and leaving the wood waste yard throughout the night and raised concerns about the stockpile heights and dust suppression measures on site. On 13 July 2017 officers undertook a joint site visit to the site with the EA. During the visit EARL confirmed that they were allowing HCVs to enter and leave the site outside of the hours restricted by condition.

15.5 On 7 November 2017 officers served the following formal notices on EARL:

- Enforcement Notice for breach of condition 6 of F/2008/16/CW
- Enforcement Notice for breach of condition 5 of F/2009/16/CW (for the same breach but within the extension to the site area)
- Breach of Condition Notice for breach of condition 6 of F/2008/16/CW
- Breach of Condition Notice for breach of condition 5 of F/2009/16/CW (for the same breach but within the extension to the site area).

15.6 The operator has lodged an appeal against the service of the Enforcement Notices with the Planning Inspectorate on the ground that there is no breach of planning control to pursue. The appeal has not yet been validated by the Inspectorate and at the time of writing this report officers are seeking legal advice on the operator's grounds for appeal.

16 FORMER QUARRY AT LONG DROVE, SOMERSHAM

16.1 In June 2005 planning approval, reference H/05040/03/CM, was given for 'Variation of Planning Condition 3 of Planning Permission H/0641/89 to extend the duration of the permission period from 2005 to 2013 for the completion of extraction and restoration at Somersham quarry, Long Drove, Somersham. Condition 3 of the amended permission required that the land be reinstated to a condition suitable for informal recreation and agricultural use by 31 December 2013. The details of the restoration of the land to provide farm land and a Pocket Park were set out in approved plans and the terms of a S106 agreement (and subsequent variation).

16.2 The Pocket Park has not yet been completed and made accessible for the public owing to issues with flooding on the land. On 27 November 2017 officers met with the former mineral operator and current land owner to discuss the outstanding requirements from the Section 106 legal agreement that detail the specifics of the Pocket Park and associated footpaths and bridleways. At the meeting, agreement on a number of outstanding issues was reached and, subject to legal confirmation on some minor conflict between the S106 requirements and the agreed restoration plans, officers hope to be able to update members on the opening date for the Pocket Park in 2018.

APPENDIX 1 - ENFORCEMENT CASES WHERE ACTION HAS BEEN TAKEN AND MONITORING IS ONGOING

KEY: RED = HIGH PRIORITY AMBER = MEDIUM PRIORITY GREEN = LOW PRIORITY

Description of Alleged Breach	Location	Notice Issued	Comments
<p>1. AMBER Failure to comply with condition 6 of planning permission F/02017/08/CM and E/03008/08/CM.</p> <p><u>Condition 6</u> No development shall commence until a scheme for the phased improvement of the public highway known as Block Fen Drove from its junction with the A142 to its junction with the private haul road referred to in condition 4 has been submitted to and approved in writing by the MWPA in consultation with the local highway authority. The submitted scheme shall include a programme of implementation and shall be fully completed by 5 August 2012.</p>	Mepal Quarry Block Fen Drove Mepal	BCN 06/01/14	<p>Planning permission F/02017/08/CM and E/03008/08/CM permit an extension to Mepal Quarry.</p> <p>A BCN was served on the site operator for failing to implement the approved scheme to improve the public highway</p> <p>At the July 2014 meeting Planning Committee authorised officers to employ Counsel to explore the courses of action available to the Authority to secure compliance with the planning conditions.</p> <p>Officers are working with the operators to move the implementation of the scheme forward.</p> <p>See section 12 in the main body of the report for a further update.</p>
<p>2. AMBER Failure to comply with condition 9 of planning permission F/02013/07/CW.</p> <p><u>Condition 9</u> Within 3 months of the date of this permission a scheme for the phased improvement of the public highway known as Block Fen Drove from its junction with the A142 to its junction with the private haul road referred to in condition 4 shall be submitted to the Waste Planning Authority for approval. The submitted scheme shall include a programme of implementation and shall be fully completed within 2 years of the date of this permission.</p>	Witcham Meadlands Quarry Block Fen Drove Mepal	BCN 16/12/13	<p>Planning permission F/02013/07/CW permits the use of part of the land at Witcham Meadlands Quarry as a waste transfer station with skip storage area and associated traffic. A BCN was served 16 December 2013 requiring the submission of a scheme for the phased improvement of Block Fen Drove, from its junction with the A142 to its junction with the private haul road, within 30 days.</p> <p>In April 2014 the operator submitted an incomplete scheme which was refused. A revised scheme, submitted in November 2014, was accepted in part but did not relate to all of the relevant parts of Block Fen Drove. A scheme that addressed the remaining part of the Drove was therefore requested. See section 12 of this report for a further update.</p>

Description of Alleged Breach	Location	Notice Issued	Comments
3. AMBER Failure to comply with condition 7 of planning permission S/01556/10/CW regarding surfacing of the site.	Long Acre Farm Fen Road Chesterton Cambridge	BCN 08/10/13	A joint visit with the EA on 26 May 2015 confirmed that the majority of the waste had been removed from the site, the hardcore and soils that remained on site did not represent a pollution risk. Recent visits to the site indicted that the site was no longer a waste transfer station and that the site was being cleared. On 10 August 2017 the land owner advised that all remaining waste had been cleared from the site in advance of a South Cambs (SCDC) planning application being granted. However, on 19 October 2017 SCDC refused planning application reference S/0831/17/FL for the change of use of the land to a site for mobile homes. Officers intend to visit and monitor activity at the site and check whether the waste use has resumed in the near future.
4. GREEN Breach of Condition 12 of planning permission S/00060/10/CW Condition 12 Within 1 month of the date of this permission a scheme for the improvement of vehicle wheel cleaning facilities shall be submitted to and approved in writing by the WPA	Wilbraham Quarry Mill Road Great Wilbraham	BCN 02/06/11	In June 2011 the WPA served a BCN in respect of the failure to install the wheel wash in accordance with the planning condition. The landowner remains in breach of this condition. However, the steps for compliance with the EN issued on 1 May 2012 include a requirement to keep Mill Road free of mud and debris. During recent visits to the site, officers have not seen any mud or debris on the road.

APPENDIX 2 – EXTANT NOTICES

This appendix contains information on formal notices which have been served and remain in force.

Description of Breach	Location	Notice Issued	Current position
Without planning permission, the change of use of the land from agricultural land to a mixed use comprising of agricultural and the importation and disposal of waste material and raising the level of part of the land by the depositing of waste materials.	First Drove Little Downham Ely (This is <u>NOT</u> the site referred to in section 11 above, although it is part of the same agricultural unit)	EN 17/01/12	<p>An EN for unauthorised change of use was served on 17 January 2012. The EN was upheld but varied at appeal. The amended notice required the removal all the waste from land to the level of the adjoining field and to return the land to its former condition. Topographical surveys of the land confirmed that the level of the land had not been reduced and the EN had not been complied with. However, Counsel has advised that the case did not meet the public interest test for a prosecution.</p> <p>The enforcement case remains subject to review and, as detailed in section 11 above, officers are waiting for Counsel to confirm a court date for the County Council to seek a prohibitory injunction to prevent any further importation of waste onto the land.</p>
Without planning permission, the importation and deposit of waste materials.	Block Fen Drove Chatteris	EN 21/01/03	An EN was served on the landowner on 21 March 2003 requiring that waste ceased to be deposited on the land. No further tipping appears to have taken place since May 2010.

Summary of Decisions Made Under Delegated Powers

To: **Planning Committee**

Date: **14th December 2017**

From: **Head of Growth and Economy**

Electoral division(s): **All**

Purpose: **To consider the above**

Recommendation: **The committee is invited to note the report**

<i>Officer contact:</i>	
Name:	Vikki Etheridge
Post:	Planning Co-ordinator
E-mail:	vikki.etheridge@cambridgeshire.gov.uk
Tel:	01223 727934

1.0 INTRODUCTION

- 1.1 At the committee meeting on 31 January 2005 it was 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: Economy, Transport and Environment 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, has considered it necessary and expedient, to authorise the Head of Strategic Planning (now Head of Growth and Economy) 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:
<https://www.cambridgeshire.gov.uk/council/council-structure/council-s-constitution/>.

2.0 SUMMARY OF DECISIONS

- 2.1 Five applications have been granted planning permission under delegated powers during the period between 24/10/2017 and 01/12/2017 as set out below:

1. **S/0246/17/CC** – Change of use of former Ministry of Defence rifle range building to an early years playgroup space, to include 2 dedicated drop off parking spaces; the use of an additional 8 parking spaces for staff and visitors; amendments to the external facades to provide new doors and windows; and associated landscaping works, play yard, bin store, fencing and hard-surfacing.

Building 2, former rifle range building for Ministry of Defence, Waterbeach Barracks, Denny End Road, Waterbeach, CB25 9PA

Decision granted 26/10/17

For further information please contact Will Laing on 01223 706731

2. **F/2002/17/CW** – Retrospective change of use to proposed inert waste processing facility and erection of modular two-storey office.

MSB Contracting Ltd, Thorney Road, Guyhirn, PE13 4AE

Decision granted 30/10/17

For further information please contact David Atkinson on 01223 715518

3. **H/5016/17/CW** – 2-storey modular office accommodation with external access to upper storey (retrospective)

Recycling Centre, Woodhatch Farm, Thrapston Road, Brampton, HUNTINGDON, PE28 4NJ

Decision granted 14/11/17

For further information please contact Helen Wass on 01223 715522

4. **S/0247/17/CC** – Proposed single storey rear extension and enclosure of existing covered walkway to re-provide existing, undersized teaching space, with associated internal circulation space, with additional replacement paved hardstanding and associated landscaping.

William Westley C Of E Primary School, Mill Lane, Whittlesford, CAMBRIDGE, CB22 4NE

Decision granted 23/11/17

For further information please contact Kirsty Carmichael on 01223 703216

5. **S/0242/17/CW** – Erection of two glass reinforced plastic kiosks to house electrical control equipment

Papworth Everard Water Recycling Centre, London Road, Papworth Everard, CB22 3QX

Decision granted 30/11/17

For further information please contact Will Laing on 01223 706731

Source Documents	Location
Applications files	SH1315, Shire Hall, Cambridge, CB3 0AP

