

PLANNING COMMITTEE



Wednesday, 22 March 2023

Democratic and Members' Services

Linda Walker

Interim Monitoring Officer

14:00

New Shire Hall

Alconbury Weald

Huntingdon

PE28 4YE

Red Kite Room

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

AGENDA

Open to Public and Press

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PLANNING APPLICATIONS

**4 CCC-22-150-FUL Teversham Primary School, Church Road,
Teversham, CB1 9AZ**

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The Planning Committee comprises the following members:

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

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

Date: Wednesday 25 January 2023

Time: 10:00a.m. – 10.35a.m.

Venue: New Shire Hall, Alconbury Weald

Present: Councillors, Batchelor, Corney, Gardener, Murphy, Kindersley, Rae (Vice-Chair), Sanderson, and Smith

44. Apologies for Absence

Apologies were received from Councillors Bradnam (Councillor Kindersley substituting) and Connor.

45. Declarations of Interest

Councillor Corney declared a non-pecuniary interest relating to minute 47 as he had worked at Saxon Pit, but not for the applicant.

In relation to minute 47, Councillor Gardener informed the Committee that he was a former employee of London Brick but was not involved with the applicant.

46. Minutes – 16 November 2022

It was resolved to approve the minutes of the meeting held on 16 November 2022 as a correct record.

47. Section 73A planning application to continue the importation of controlled inert wastes for the buttressing, stabilisation and restoration of a former mineral excavation face together with an associated waste reception area.

At: Land at Saxon Pit, Peterborough Road Whittlesey, Cambs PE7 1PD

Applicant: East Midlands Waste Group Limited

Application Number: CCC/22/092/VAR

Members received a Section 73A planning application to continue the importation of controlled inert wastes for the buttressing, stabilisation and restoration of a former mineral excavation face together with an associated waste reception area.

The presenting officer informed the Committee of the site's location to the west of Whittlesey. The Committee noted that it was an existing site and the boundary had not changed since the original permission. The site boundary was highlighted on a map of the area together with a plan of the site in relation to the A605 and nearby dwellings

The purpose of the application was to extend the period of time allowed for the importation of inert waste and restoration. Members were informed that imported waste was brought onto the site and into the screening area. The suitable material was then used to buttress and support the pit wall. The importation and use of the material would facilitate the restoration of the site. Members noted that the conditioned limit on the number of daily HGV movements (50) would remain unchanged together with the existing operating hours. The residential buffer zone was highlighted that further restricted operating hours within its boundary.

The presenting officer drew attention to the planning application history at the site and was optimistic that the application would be the final extension of time that would be required. It was noted that none of the statutory consultees had raised an objection to the application. Of the consultees, only Whittlesey Town Council had raised an objection relating to the pumping of water into Kings' Dyke and noise and dust emissions. The Committee noted that planning conditions restricted the pumping of water from the site without the permission of the Council. A summary of representations received was provided, these included concerns relating to noise pollution, the pumping of water into Kings' Dyke, non-compliance with planning conditions and previous breaches of planning conditions at the site.

The presenting officer drew attention to the relevant planning policies cited within the report. There was a demonstrable need for the completion of the work and although it was inevitable that there would be certain impacts on amenity, the imposition of conditions would mitigate these significantly. In conclusion, the proposal accorded with the Development Plan and therefore it was recommended that planning permission be granted subject to the conditions set out in the report.

The Chair informed the Committee of officers from Fenland District Council, Environmental Health team and the Environment Agency that were able to answer questions of a technical nature.

In response to a member question, It was confirmed that 1 cubic metre of material roughly translated to 1.5 – 2 tonnes of waste material. The average HGV would on average be able to transport between 16 – 20 tonnes per load (depending on the material). It was established that limited to 50 HGV movements per day it would take approximately 50 days to transport sufficient material to the site.

Speaking in support of the application Mr Stephen Rice agent for the applicant addressed the Committee. Mr Rice began by informing Members of the site history and cited the previous extension granted in 2020. Unfortunately, it had not been possible to source enough material to complete the works due to the COVID-19 pandemic that severely impacted supply and operations. Since 2021 the applicant had made significant progress and was confident that the works would be completed within the time frame. Mr Rice sought to reassure the Committee and the public that matters relating to do with enforcement were taken very seriously and the applicant would

continue to work with the Environment Agency and Fenland District Council in that regard. Additional noise monitoring had been undertaken and the results submitted to both the Environment Agency and Fenland District Council. The applicant was confident that the buttressing works were not the cause of air quality issues. However, to provide assurance, air monitoring equipment had been installed. The results of which would be submitted to the Environment Agency, Fenland District Council and Cambridgeshire County Council. Members noted the work of the liaison group at the site. Mr Rice concluded by drawing attention to the agreed restoration scheme and to do so, it was essential that the buttressing work was completed.

Speaking against the application, Mr Alan Bessant, speaking on behalf of Saxongate Residents' Association was invited by the Chair to address the Committee. Mr Bessant began by drawing the attention of the Committee to residents' concerns relating to noise, dust and odour emitting from the site. The restoration works at Saxon Pit should have been completed in 2 – 3 years, 20 years ago and there was still ongoing work. Due to the non-conforming waste issue, there was now a requirement for ongoing monitoring at the site for methane and water pollution. Several objections had been raised by the Residents' Association and individuals, following which a positive meeting had been held with the applicant at which assurance had been provided around dust suppression, monitoring, wheel washing and a new weather station. The group requested the suspension or moving works if conditions on site were likely to cause excessive dust and impact on nearby houses. The agent had also confirmed to the group the wish for the restored land become an area for public access. This had reduced concerns of the Residents' Association, however, Mr Bessant expressed concern and disappointment that the promises had not been made enforceable. The restoration of the site was designed to seal the site, however, water was being pumped into Kings' Dyke on occasion which was a matter for concern, before the completion of the restoration which would provide natural filtration it was requested that temporary filtration be installed. Although the applicant was open to the suggestion, it would require Anglian Water to be part of any solution.

The Chair invited Mr Stephen Hodson to address the Committee, in objection to the application. Mr Hodson speaking on behalf of Saxongate Residents' group, introduced himself and his background. Mr Hodson thanked the agent to the applicant for the work undertaken to address the concerns of residents. Mr Hodson cited various documents he had provided to the Committee. Mr Hodson also highlighted the Minerals and Waste Local Plan, policy 18, amenity consideration that required proposals should ensure the developments integrate effectively. There had been several issues with Saxon Pit over the course of the site's history and Mr Hodson requested that vehicles enter the site from the west and not through the town of Whittlesey.

During debate of the application, individual Members:

- Confirmed that the operators at Saxon pit met regularly with the Saxongate group. Although having one number for residents to contact regarding any issues would be beneficial, it was impractical as there were several different regulatory regimes in force. A no-right-turn condition had been applied to a different planning application

submitted by a different operator at the site. The Highway Authority had advised that such a condition was unnecessary.

- Commented that the application was relatively straight-forward. There had been an economic crash and the COVID-19 pandemic that had severely hampered operations at the site. The highway issue had also been fully addressed within the officer's report.

It was proposed by Councillor Kindersley and seconded by Councillor Gardener 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 conditions set out at Appendix A to these minutes

48. Summary of Decisions Taken Under Delegated Powers

It was resolved to note the report.

Chair

Implementation

1. This permission comes into effect on the date of this consent and only relates to the importation of inert waste to construct a buttress to stabilise and restore the former eastern quarry face together with a waste material reception area.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to set out the implementation of the consent in a given timescale taking account of the retrospective element approved.

General

2. The development hereby permitted shall not be carried out other than in accordance with the details submitted by way of the application and supporting documents, dated 3 November 2022, unless otherwise stated, and the following approved documents, as amended by information approved in accordance with the following conditions:
 - SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006;
 - Hanson Traffic Management Plan ref A3-Sax100 dated Jun 2006;
 - Location Plan ref EMWM 1-5-001, undated;
 - SLR Construction Specification ref: 4D-027-044 dated March 2002;
 - SLR Flood Risk Assessment ref: 405-03708-00004 dated May 2012;
 - SLR Flood Risk Assessment Update dated Sep 2017 – Appendix B;
 - SLR Flood Risk Assessment ref: 403-07764-00001 version 3 dated Dec 2018;
 - SLR Noise Monitoring Locations Plan ref: SP 7/1 4D/017/024, undated;
 - SLR Concept Restoration Plan SP 4/1 4D/017/024, undated;
 - CCC1 Amenity Buffer Zones, undated;
 - Planning Statement by SBRice dated Nov 2018;
 - Planning Statement by SBRice, dated July 2022, Vr2 – September 2022
 - Stabilisation Site Plan ref: EMWM.SP-1-1-001 dated Sep 2017;
 - Stabilisation Site Plan-Screening ref:EMWM.SP-1-1-002 dated Sep 2017;
 - Natural Gas Connection Arrangement Plan ref: PREM343-GEN-2011-0001D dated Jun 2018;
 - Applied Ecology Report ref: 1681 dated Aug 2019;
 - SLR Stability Risk Assessment ref: 403.07764.00001 dated Dec 2019;
 - SLR Stability Risk Assessment ref:403.07764.00001 fig 1 Appendix 1 dated Apr 2019;
 - Proposed Drainage Scheme ref: EMWM.SP-1-1-006 dated Dec 2019;
 - Proposed Restoration Scheme Following Completion of Infilling and Stabilisation Revision 2 June 2021;
 - Saxon Pit Restoration Plan Appendix A;

- Saxon Pit Restoration Plan 5040171/HW/PL/003 Appendix B A607 Alignment dated Dec 2015;
- Saxon Pit Restoration Plan Appendix C;
- Saxon Pit-1-1-008 Stockpile Plan Appendix D;
- Saxon Pit-1-1007B Restoration Plan Appendix E;
- Saxon Pit-1-4-002B Proposed East Bank Profile Appendix F;
- Saxon Pit Restoration Plan EM4 Appendix G;
- Saxon Pit Restoration Plan EM8 Appendix H;
- EA Approved Methodology for Capping and Restoration Layers Appendix J shown in Schedule 2 ref: EMW/SP/H/5616/01 dated June 2021: and
- Approved 5 Year Ecological Management Plan Appendix K by Applied Ecology Ltdv2.0 dated 5 March 2021.

Reason: For the avoidance of doubt and to maintain planning control over the development whilst protecting the character and amenity of the locality in accordance with Policies 1, 18, 19 and 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

3. This permission only relates to land edged red as shown on the submitted Location Plan ref. EMWM-1-5-001.

Reason: To define the Site and terms within this planning permission

4. [Date of commencement condition complied with and no longer needed].

Temporary Duration of Permission

5. The importation and deposit of waste fill material shall cease by a date no later than 2 years and 2 months from the date of this consent.

Reason: To secure the completion and progressive restoration of the Site within the approved timescale in the interests of amenity and character of the locality in accordance with Policies 18 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

6. By no later than 2 years and 6 months from the date of this consent all site preparation, buttressing, stabilisation and restoration works shall cease and the land shall be restored in accordance with the approved ecologically based restoration scheme and all ancillary equipment and structures removed from the restored land.

Reason: To secure the completion and progressive restoration of the Site within the approved timescale in the interests of amenity and character of the locality in accordance with Policy 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Vehicle Movement and Access

7. The temporary alternative parking area for these properties (nos. 193, 195, 197, 199, 201 and 203 on the A605 Peterborough Road) within the site at the rear of the properties as set out on the SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006 shall be provided for the duration of the consent. The development shall not proceed except in accordance with the details specified by the above approved scheme.

Reason: In the interests of highway safety and to minimise any disturbance caused to residents living near to the entrance to the brickworks in accordance with Policies 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

8. No more than 50 vehicles importing waste inert fill material in relation to the development hereby permitted shall enter the Saxon Pit Brickworks site on any one day. The daily number of such vehicles arriving at the site shall be recorded and such a record shall be provided in writing to the Waste Planning Authority within 7 days of a written request for that information.

Reason: To limit the daily volumes of net additional traffic in the interests of the amenity of residents on and near the approaches to the site, particularly those living near to the entrance to the brickworks in accordance with Policy 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

9. No more than 100,000 cubic metres of inert waste fill material shall be imported to the Site per annum. The total quantity of imported inert waste arriving at the site over the past 12 months shall be provided in writing to the Waste Planning Authority within 14 days of a written request for that information.

Reason: To limit the daily volumes of net additional traffic in the interests of the amenity of residents on and near the approaches to the site, particularly those living near to the entrance to the brickworks in accordance with Policy 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

10. Vehicular access to the site shall only be gained from the existing Saxon Pit brickworks access/egress point to the A605 Peterborough Road.

Reason: In the interests of local amenity and to maintain highway safety in accordance with Policies 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

11. The development hereby permitted shall be undertaken in accordance with scheme SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July

2006 in detailing the type and specification of a vehicle wheel cleaning facility. The approved facility shall be installed at the egress to the Site prior to the importation of any inert waste fill materials. Internal traffic arrangements shall ensure that all waste vehicles leaving the site shall pass through the facility which shall be maintained in an operational condition at all times. The metalled surface of the access road within the site leading up to its junction with the A605 shall be kept clean by regular mechanical sweeping. The development shall subsequently be carried out in accordance with the approved details.

Reason: In the interests of amenity and highway safety in accordance with Policies 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

12. Plant or vehicle movements associated with the delivery of inert waste materials shall be confined to the approved haul route in accordance with Drawing ref. Hanson Traffic Management Plan A3-Sax 100 dated 7 June 2006.

Reason: To protect any soil resources on the site and to protect existing habitats that are to be preserved in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

13. Hours of Operation: Amenity Buffer Zone (ABZ) and Elsewhere
The development hereby permitted including site preparation, buttressing, stabilisation and restoration works shall not proceed at the Site within the amenity buffer zone highlighted in stipple on the attached drawing CCC1 except between the following hours:

08.00 to 17.00 Mondays to Fridays

The development hereby permitted shall not proceed within the identified amenity buffer zone at any time at Weekends and Bank Holidays.

Reason: To minimise the impact of operations which are being undertaken closest to residential properties in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

14. Except as required for the maintenance of plant and machinery, the development hereby permitted including site preparation, buttressing, stabilisation, the reception of waste and restoration works shall not proceed outside the confines of the identified amenity buffer zone but within the Site except between the following hours:

07.00 to 17.00 Mondays to Fridays

07.00 to 13.00 on Saturdays

The development shall not proceed at any time on Sundays or Bank Holidays

Reason: To protect the amenity of local residents in accordance with Policy 18 Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

15. No vehicles importing inert waste associated with the development hereby permitted shall enter the Saxon Brickworks site except between the following hours:

07.00 to 17.00 Mondays to Fridays

07.00 to 13.00 on Saturdays

The development shall not proceed at any time on Sundays or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy 18 Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

Controlled Inert Waste for Fill

16. The development hereby permitted shall only be undertaken in accordance with the revised Section 3 (received by the Waste Planning Authority on 05 September 2006) SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. The approved scheme shall be implemented to ensure that the development does not proceed except using the controlled inert materials specified by the approved scheme.

Reason: In the interests of local amenity, protection of the groundwater environment and to ensure that the site is restored to a beneficial afteruse in accordance with Policy 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policy LP16 of the Fenland Local Plan 2014.

Ecology

17. The development hereby permitted shall only be carried out in accordance with the approved scheme prepared by Phil Parker dated February 2004. The development shall not proceed unless the approved protection measures are in place and thereafter maintained in accordance with the approved scheme.

Reason: In the interests of local amenity, and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021); Policies LP16 and LP19 of the Fenland Local Plan 2014; and the aims and objectives of the Cambridgeshire Biodiversity Action Plan.

18. [Duplicated the wording of Condition 17 exactly and is therefore not required].

Noise

19. The level of noise emitted from the Site shall not exceed 55db Laeq. 1h free field as measured at :

- Location 1 – adjacent No 99 Priors Road
- Location 2 – adjacent No 63 Priors Road

As shown on submitted drawing number SP7/1, between the hours of 07.00 to 17.00 Mondays to Fridays and 07.00 to 13.00 on Saturdays. All measurements and assessments shall be made in accordance with the approved scheme submitted document SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

20. Temporary operations shall only be undertaken in accordance with approved scheme submitted document SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. Temporary operations, as defined in the approved scheme, shall not exceed a total of eight weeks in any continuous 12 month period for work. 5 working days written notice shall be given to the Waste Planning Authority in advance of the commencement of any temporary operation.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

21. Noise levels shall be monitored by the operating company in accordance with the approved scheme entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. Monitoring survey results shall be kept by the operating company during the lifetime of the permitted operations and a written monitoring report shall be supplied to the Waste Planning Authority within 10 working days of receipt of written request.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

22. No reversing bleeper shall be fitted to any mobile plant or vehicles importing waste associated with the development hereby permitted except in accordance with the document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

23. All plant and machinery shall be maintained and silenced at all times to meet the manufacturer's noise rating level.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Dust

24. The development hereby permitted shall be undertaken in accordance with the document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. The approved scheme shall be implemented prior to the importation of inert waste fill material and maintained thereafter to ensure that the development does not proceed except with the approved dust emission mitigation scheme in place.

Reason: In the interests of local amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Lighting

25. No floodlighting shall be installed except in accordance with details that have been submitted to and approved in writing by the Waste Planning Authority.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Operational Controls

26. The development shall not proceed except in accordance with the construction specification set out in Appendix 3.2 of the Supporting Statement submitted by Hanson Brick dated October 2002 prepared by SLR Consulting job no. 4D-027-044 dated March 2002, the prescribed order of phasing of the works and the restoration contours shown on restoration plan no EMWM SP-1-1-007 B (Appendix E).

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

27. The Site shall be restored in accordance with the final contours shown on the approved restoration plan EMWM SP-1-1-007 B (Appendix E) dated, 06.03.2020 received on 02 April 2020. No allowance shall be made for settlement.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents and result in an acceptable landform in accordance with Policies 18 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

28. The monitoring of the geotechnical conditions within the stabilised slope throughout the duration of the approved works shall be in accordance with the approved document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. The approved scheme shall be implemented fully in accordance with the approved details.

Reason: To ensure that the stabilisation works are adequately controlled and monitored during the duration of the works in accordance with Policy 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

29. No pumping apparatus shall be installed except in accordance with details that shall have been submitted to and approved in writing by the Waste Planning Authority.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

30. No discharge of water into any culvert, drain or watercourse is permitted unless otherwise agreed in writing by the Waste Planning Authority in consultation with Network Rail. No surface water flows or run off shall affect railway land unless in accordance with a scheme that has been submitted to and approved in writing by the Waste Planning Authority in consultation with Network Rail.

Reason: To maintain the integrity of the existing surface water regime and prevent flooding of the railway in accordance with Policy 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

31. All plant and machinery associated with the development hereby permitted shall be positioned and used in such a manner to prevent accidental entry onto railway property of such plant, or loads attached thereto, in the event of failure.

Reason: In the interests of the safety of rail traffic in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Waste Materials Reception Area

32. The enabling works, details of the waste materials reception, checking, handling and temporary storage (including mess facilities and mobile plant etc.) shall be undertaken in accordance with document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006. Operation of the approved materials reception area shall not proceed except in accordance with the approved scheme.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

33. The approved waste materials reception area referred to in condition 32 shall not be used except for the handling and sorting of inert waste materials required for the purposes of constructing the development hereby approved and consistent with the control measures agreed pursuant to condition 16.

Reason: To ensure that operations are carried out in a manner, which will safeguard the amenity of the area and minimise disturbance to adjacent residents in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

34. No stockpiles of waste shall be stored outside of the confines of the approved waste materials reception area. No stockpiles of waste materials shall exceed 6 metres in height when measured from the base.

Reason: In the interests of amenity and to preserve existing habitats at the site that are required to be preserved during the duration of the works in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Landscaping and Restoration

35. The site shall be restored in accordance with the written restoration programme and accompanying plans referenced:

- Proposed Restoration Scheme Following Completion of Infilling and Stabilisation Revised 2 June 2021;
- Saxon Pit Restoration Plan Appendix A;
- Saxon Pit Restoration Plan Appendix B;
- Saxon Pit Restoration Plan Appendix C;
- Saxon Pit-1-1-008 Stockpile Plan Appendix D;
- Saxon Pit-1-1007B Restoration Plan Appendix E, dated 06.03.2020;
- Saxon Pit-1-4-002B Proposed East Bank Profile Appendix F;
- Saxon Pit Restoration Plan EM4 Appendix G;

- Saxon Pit Restoration Plan EM8 Appendix H;
- EA Approved Methodology for Capping and Restoration Layers Appendix J shown in Schedule 2 ref: EMW/SP/H/5616/01 dated June 2021: and
- Approved 5 Year Ecological Management Plan Appendix K by Applied Ecology Ltd v2.0 dated 5 March 2021.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021), Policies LP16 and LP19 of the Fenland Local Plan 2014 and the aims and objectives of the Cambridgeshire Biodiversity Action plan.

Details of the proposed Restoration and Landscaping Scheme

36. [Details of the proposed restoration and landscaping scheme condition complied with and no longer needed].

37. The applicant shall give at least 7 days and no more than 21 days written notice to the Waste Planning Authority of the commencement of topsoil or subsoil spreading.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 18 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021), Policies LP16 and LP19 of the Fenland Local Plan 2014 and the aims and objectives of the Cambridgeshire Biodiversity Action plan.

38. Any tree or shrub forming part of a planting scheme approved under this permission in connection with this development that dies, is damaged, diseased or removed within the period of the operations or within five years after completion of the operations shall be replaced during the next planting season with a tree or shrub of species and size to be agreed with the Waste Planning Authority.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policies 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021), Policies LP16 and LP19 of the Fenland Local Plan 2014 and the aims and objectives of the Cambridgeshire Biodiversity Action plan.

Ecologically Based Management Plan

39. The site shall be restored and subsequently managed only in accordance with the Ecological Management Plan prepared by Applied Ecology Ltd dated March 2021 (Version 2.0) that was approved by the Waste Planning Authority by letter dated 9 June 2021.

Reason: In the interests of local amenity and to ensure that the site is restored to a beneficial afteruse in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and policies LP16 and LP19 of the Fenland Local Plan 2014.

Drainage and Pollution Control

40. The development hereby permitted shall be undertaken in accordance with document entitled SLR Consulting Ltd Discharge of Conditions Scheme ref: 404-0027-00110 dated July 2006 in respect of the provision and implementation of surface water drainage (with an appropriate outfall to the land drainage system) and measures to address pollution control. The approved scheme shall be implemented fully in accordance with the approved plans.

Reason: To ensure the restoration of the site to a beneficial afteruse in accordance with policies 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

41. Any fuel, oil or chemical storage above ground and refuelling facilities shall be sited on an impermeable base and surrounded and bunded to at least 110% of tank/drum capacity with a sealed drainage sump within the bunded area and no direct discharge to any water course, land or underground strata. All fill, drain and overflow pipes shall be within the bunded area.

Reason: To protect the water environment in accordance with Policy 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014.

Early Cessation of Works

42. Should for any reason the buttressing and stabilisation works hereby approved cease for a period of 6 months, the applicant shall submit an alternative scheme that shall provide for the completion of buttressing, stabilisation and restoration works at the Site. The alternative scheme shall also include a revised ecologically based landscaping plan and a 5 year aftercare/maintenance plan. The alternative approved landscaping scheme shall be completed (including landscaping) within 12 months of the written approval of the Waste Planning Authority. The alternative restoration/landscaping scheme including the 5 year maintenance/aftercare programme shall be completed fully in accordance with the approved details.

Reason: The importation and deposit of inert waste has been permitted in this location for the specific purpose of stabilising, buttressing and restoring an unstable face that lies in close proximity to a large residential estate in accordance with Policies 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021) and Policy LP16 of the Fenland Local Plan 2014. The condition is necessary to ensure that, once started, the development is completed in an acceptable manner.

Waste Catchment Area

43. Reasonable endeavours shall be exercised to provide that not less than 80% of the waste imported to the site for placement in the stabilisation project arises from sources within a 100 mile radius of the site. Records of the source of waste shall be maintained with summary data to be provided to the Waste Planning Authority within 7 days of any written request. For the purpose of clarity waste being collected from

any waste transfer station within the 100 mile radius shall be regarded as arising from within the catchment area.

Reason: To ensure that the importation of suitable fill is undertaken in a manner compatible and consistent with acknowledging the proximity principle, whilst recognising the importance of the demonstrated need to support and protect the local built environment with a suitable volume of fill secured within an acceptable timescale, in accordance with Policy 1 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan Document (2021).

Installation of a mobile block of two classrooms, access steps and ramp for a temporary period.

At: Teversham Primary School, Church Road, Teversham, CB1 9AZ

Applicant: Cambridgeshire County Council

Application Number: CCC/22/150/FUL

To: Planning Committee

Date: 22 March 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): Fulbourn

Purpose: To consider the above planning application

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

Officer contact: Deborah Jeakins

Post: Business Manager, County Planning, Minerals and Waste

Email: [link to Deborah.jeakins@cambridgeshire.gov.uk](mailto:link.to.Deborah.jeakins@cambridgeshire.gov.uk)

Tel: 07468 719657

1. Introduction / Background

- 1.1 The application seeks permission for the installation of a 62 square metre temporary mobile classroom building on the Teversham Primary School site which will replace two existing mobile classrooms which have reached the end of their life. The new modular classroom building would be sited on the same footprint as the existing mobiles and would contain two classrooms, a cloakroom, toilet, access ramp and fire escape steps.
- 1.2 The site of the proposed replacement temporary mobile classroom is within the Cambridge Green Belt and this decision is being brought before members because the Council's scheme of authorisation states that development proposals that constitute a departure from the development plan must be decided by Planning Committee.
- 1.3 The application seeks permission for the installation of the new mobile classroom block and its retention for a period of five years, until 31 August 2028.

2. The Site and Surroundings

- 2.1 The village of Teversham is located approximately four miles east of Central Cambridge and less than a mile from the northern edge of Cherry Hinton.
- 2.2 The Primary School site is located to the north west of the main village of Teversham. The main school entrance and only means of access to the site is from Church Road. The main body of the village of Teversham is located to the south east of the school site, Cambridge Airport is located to the west of the site and Airport Way runs along the western boundary. There is agricultural land to the north of the school site.
- 2.3 The school site is within the Teversham Conservation Area and the proposed replacement mobile classroom is located in the 'green corridor' between Teversham and the proposed new settlement at Cambridge East, which would be a major urban extension, as defined in policy CE/4 of the Cambridge East Area Action Plan (AAP).
- 2.4 The site of the proposed mobile is located within the Cambridge Green Belt, although the wider school site is not.
- 2.5 The site of the proposed temporary classroom is to the rear of the main school building, along the eastern boundary of the school grounds. The proposed new mobile would be erected on the same footprint at the existing temporary mobile classroom, which will be removed as part of the proposal.
- 2.6 The Rectory Grade II listed building is located immediately to the east of the school site, it is set in a large garden and screened from the school by mature trees and planting. Beyond that, to the east, is the Grade II* All Saints Church and other Grade II buildings.

3. The Proposed Development

- 3.1 This is a Regulation 3 planning application for the erection of a new temporary classroom block with approximate dimensions of 21 metres by 8.9 metres, with the height of the flat roof being approximately 3.6 metres above ground level. The proposed mobile will have

mushroom coloured steel cladding, the panels will be off-white colour coat steel, the windows will be white PVC-U framed and the external doors will be white painted steel with mid-grey frames.

- 3.2 Access to the building will be via a ramp and stairs which will have a stained timber skirting and will lead to a raised platform. Each of the two classrooms will have a fire escape, one located on the northeast side of the building and one on the southwest.
- 3.3 The installation of the mobile will require two trees to have their crowns lifted. An Arboricultural Impact Assessment, Protection Plan and Method Statement have been submitted in support of the application.
- 3.4 Although it is expected that these classrooms will be required on site for a period of 7 to 8 years, this application seeks permission for the temporary building to be on site for five years, after which the local education authority will review the situation.

4. Planning History

- 4.1 The following planning permissions are relevant to the current temporary mobile application.
- 4.2 In August 1976 approval was given for the Erection of a temporary classroom, reference 0785/76/F.
- 4.3 In June 1991 the temporary siting of a mobile classroom until 31 December 1994 was approved under planning reference S/0877/91/F.
- 4.4 In July 1995, the Retention of a mobile unit and siting of mobile until 30 June 1998 was approved under planning reference S/0784/95/F.
- 4.5 In March 2003, approved was given for a Temporary mobile classroom, until 7 March 2006 under planning reference S/0078/03/F.
- 4.6 In February 2010, planning application reference S/1766/09/F was approved for Retention of temporary two mobile classrooms, until to 11 February 2015.

5. Publicity

- 5.1 The application was advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 by means of a notice published in the Cambridge News on 8 February 2023.
- 5.2 A site notice was displayed on Church Road, close to the entrance to the school site on 9 February 2023.
- 5.3 Discretionary notification letters were sent to properties in the immediate vicinity of the school site.

6. Consultation responses

- 6.1 Greater Cambridge Shared Planning / South Cambridgeshire District Council (SCDC): No objection. The Local Planning Authority (LPA) recognise the site is set adjacent to designated Green Belt land and within the near vicinity of a Country Park and County Wildlife Site. There is also within the Conservation Area and the settings of a Grade II listed building (The Rectory) set to the east of the site, and a Grade II* listed All Saints' Church further beyond. Given the proposed building would be temporary and is required to accommodate school children and staff attending the school, the LPA have no objections to the proposed temporary building, subject to a condition to ensure the building is removed and the land is restored to its former condition within a certain time period. This is to ensure the openness and rural character of the adjoining Green Belt and countryside is retained, as well as to preserve the setting of the nearby heritage assets as listed above, in accordance with policies HQ/1, NH/8 and NH/14 of the South Cambridgeshire Local Plan 2018, as well as Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, as well as the NPPF.
- 6.2 CCC Archaeology: No objection. Teversham village has a number of designated and non-designated heritage assets and archaeological investigations currently taking place to the east (Cambridgeshire Historic Environment Record ECB6812) indicate a wider landscape of archaeological significance. However, the proposals are deemed to be of relatively low impact and therefore we make no objections or recommendations, but would like to be reconsulted if there are changes to the proposal or for future proposals.
- 6.3 CCC Transport Assessment: The Transport Assessment Team would raise no objections to this proposal given that there will be no increase in pupil numbers as a result of this proposal.
- 6.4 CCC Road Safety Officer: No objection. Note that there is no updated school travel plan included in the documents attached on the web page for this application, and whilst I appreciate numbers on roll are not planned to increase it would be desirable for the school to include an up-to-date travel plan with the documents.
- 6.5 Local Lead Flood Authority (LLFA): LLFA do not normally comment on minor developments.
- 6.6 Historic England: Historic England provides advice when our engagement can add most value. In this case we do not wish to offer advice. This should not be interpreted as comment on the merits of the application.
- 6.7 Sport England: As a statutory consultee for planning applications impacting playing fields, Sport England have been consulted on the application for the installation of a mobile block of two classrooms, access steps and ramp for a temporary period at Teversham Primary School. Following a review of the application and assessment against Sport England's Playing Field Policy, we have determined that this application does not prejudice the use of the playing field and the playing fields at the school are less than 0.2 hectares in size. Therefore, this application is not considered to be a statutory consultation. Sport England has assessed this application as a non-statutory consultation against its objectives and those outlined in the NPPF and does not wish to raise any

objection to this application. In summary, Sport England does not wish to raise an objection to this application.

6.8 Teversham Parish Council: The parish council support this application.

7. Representations

7.1 No neighbour representations have been received in respect of this application.

8. Planning Policy

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 8.4 and 8.5 below.

8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:

- approving development proposals that accord with an up to date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.

8.3 The following paragraphs within the NPPF 2021 are also considered to be relevant to this application:

- Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- Paragraph 9 - These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- Paragraph 39 - Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.
- Paragraph 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing
- Paragraph 95 - It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
28 a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted
- Paragraph 99 - Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

8.4 The following NPPF Policies relate specifically to Protecting Green Belt Land

- Paragraph 137 - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- Paragraph 138 - Green Belt serves five purposes:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- Paragraph 147 - Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

- Paragraph 148 - When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- Paragraph 149 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
 - a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- Paragraph 180 - When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special

Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- Paragraph 194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- Paragraph 195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal
- Paragraph 202 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

S/2 Objectives of the Local Plan
 S/3 Presumption in Favour of Sustainable Development
 S/4 Cambridge Green Belt
 SC/4 Meeting Community Needs
 SS/3 Cambridge East
 CC/1 Mitigation and Adaptation to Climate Change
 CC/4 Water Efficiency
 HQ/1 Design Principles
 NH/2 Protecting and Enhancing Landscape Character
 NH/4 Biodiversity
 NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
 NH/14 Heritage Assets
 TI/9 Education Facilities

- 8.6 Policy CE/4 The Setting of Cambridge East in the Cambridge East Area Action Plan (AAP), adopted in February 2008, is also relevant to this application.

9. Planning Considerations

9.1 Principle of development.

The application proposes to replace an existing temporary mobile classroom on site, which is no longer fit for purpose, with a new temporary classroom block, occupying the same footprint. Therefore, the principle of having temporary mobile classrooms on the site, and specifically one in this location, has already been established.

- 9.2 The main planning issues that need consideration as part of the determination of this application are: Justification of Need, protection of Green Belt land, the impact on the adjacent listed building, the impact on the conservation area, ecology and biodiversity, traffic and transport matters and climate change. Each of these matters are addressed in the sections below.

Justification of need

- 9.3 The Primary School currently uses two mobile classrooms located towards the eastern corner of the school grounds and the local education authority has advised that temporary classroom facilities will be required for a further 7-8 years. The existing mobile buildings are beyond economic repair and therefore have come to the end of their serviceable lives. The long-term plan for the school is to reduce the admission numbers but it is estimated that it will take 7-8 years until total enrolment at the school has reduced, during which time there is a continued need for temporary mobile classrooms on site. The current proposal, if approved, would be to install and then retain the new mobile building on site for five years, at which time the education authority would undertake a review of the ongoing need. It is considered that the proposed development does not conflict with Policy TI/9 of the South Cambridgeshire Local Plan (SCLP) and is supported by paragraph 95 of the NPPF.

Protection of Green Belt land

- 9.4 The location of the proposed classrooms is within the Cambridge Green Belt, although the wider school site is not. Policy S/4 of the SCLP states that: 'New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.'
- 9.5 Paragraph 138 of the NPPF defines the purposes of Green Belt as: checking unrestricted sprawl; preventing neighbouring settlements from merging; safeguarding the countryside from encroachment; preserving the setting and character of historic settlements; and, encouraging the recycling of derelict land. Paragraph 148 of the NPPF outlines that Development will only be permitted when 'the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'.
- 9.6 The new replacement mobile does not benefit from any exceptions to inappropriate development that are set out in paragraph 149 of the NPPF. Although it is noted that the development is harmful to the purposes of the Green Belt (because it would encroach on the countryside, affect the setting of an historic settlement and represent sprawl), it is

considered that this harm will be no greater than that caused by the existing mobile classrooms. Furthermore, the low height of the mobile classroom building, along with the location within the school grounds, combined with the screening of the building provided by a well-established tree belt means that its visual impact would be reduced. Therefore, any potential harm to the Green Belt or the impact on the openness of the Green Belt would be limited.

- 9.7 Paragraph 95 of the NPPF requires planning authorities to give great weight to the needs of schools when considering applications for development. A letter from Cambridgeshire County Council justifying the continuing need for a temporary mobile classroom in this location has been submitted in support of the application. In addition, the continued use of this part of the school site to house a temporary mobile classroom in the existing location allows connection to the existing services of electricity, water and foul drainage to be established, avoiding the need to carry out extensive hard surface digging. The location of the mobile on the existing footprint will not take away any games pitch or other social area and, crucially, the proposed location has been assessed as the only viable position on the school site that can meet these criteria. These factors, when balanced against the limited harm to the purposes of the Green Belt, as set out in paragraph 9.6 above, outweighs the Green Belt considerations which thereby constitutes the very special circumstances that can justify such development in the Green Belt. Furthermore, the temporary nature of the proposal and intention to remove the mobile building within five years, ensures that there is no harm to the long-term objectives of Green Belt policy. Therefore, the proposal does not conflict with Policies S/4 and NH/8 of the SCLP or the relevant paragraphs regarding the protection of Green Belt Land contained in the NPPF.

Impact on the setting of the Listed Building

- 9.8 The proposed development sits within the school grounds at the rear of the school site. The location of the mobile would be well screened from the Grade II Rectory listed building, which is located immediately to the east, by the line of mature trees and hedgerow that exists on both sides of the boundary between the properties. The proposed temporary classroom building is single storey and has a low-pitched roof which would make it subservient to the school building. As the development is only proposed on a temporary basis, would replace the existing mobile classroom block in the same location and is well screened from the heritage asset, the harm to the setting of the neighbouring listed building is not considered to be significant. As such, the proposal accords with policies HQ/1 and NH/14 of the SCLP and paragraphs 194, 196 and 202 of the NPPF.

9.9 Impact on Conservation area

The proposed development is within the Teversham Conservation area. However, as noted above, the location of the mobile classroom within the wider school site is very well screened from public viewpoints within the Conservation Area by the mature trees that run along the eastern boundary. As a result, it is considered that the proposed building will cause very limited harm to the character of the Conservation Area and the removal of the mobile after five years means that any harm would be temporary therefore does not conflict with Policy NH/2 of the SCLP.

Ecology and biodiversity

- 9.11 The replacement of the mobile building will take place in the area along the eastern boundary where there is a line of mature trees and alongside an Ecological Impact

Assessment and Biodiversity checklist, a document containing an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method statement was also submitted in support of the application. No objections were received from the County Ecologist or South Cambs Tree Officer to this proposal and therefore if any minor works to trees are necessary, the potential harm can be mitigated by imposing a suitably worded condition securing compliance with the Arboricultural information that has been submitted. The proposed development accords with Policies NH/2 and NH/4 of the SCLP.

Traffic and transport

- 9.10 The number of pupils on the school roll will not increase as a consequence of this development and therefore the proposal will not lead to any changes to travel patterns or volumes. There will be no impact on the transport network or on the parking required and the access arrangements of the school will not be changed.
- 9.11 The removal of the existing buildings and the installation of the new building will take place outside of school hours and when the car park is not in use and the application submission sets out that only limited changes to the base for the mobile are required, so installation will be rapid.
- 9.12 The Council's Road Safety officer has noted that although the numbers on roll will not increase, it would be desirable for the school to provide an up-to-date travel plan. This request was passed on to the agent for the application for their consideration. Taking into account that the development does not alter the existing number of staff or pupils and that the access remains unchanged, the development accords with Policies TI/2 and TI/9 of the SCLP.

Climate change

- 9.13 Cambridgeshire County Council declared a climate change emergency in May 2019 and the Council's Climate Change and Environment Strategy 2022 sets the Council on a pathway to securing a sustainable future for the County and its residents. The mobile classroom unit that has been proposed for this site has been used at another school in the County since 2010, having been prefabricated off site. The long-life span and suitability for re-use of this mobile unit will preserve the embodied energy used in the original building manufacture. Replacing the existing temporary mobile classroom with one from another site allows the school to continue to provide the same level of school places in an appropriate and sustainable way that suits local circumstances and need. Therefore, this proposal is considered to comply with Policies CC/1 and TI/9 of the SCLP.

10. Public Sector Equality Duties (PSED).

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-

making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and encouraging people with protected characteristics to participate in public life or in other activities where their participation is low. The proposed development retains the same level of provision of educational facilities in the village of Teversham and therefore it is considered unlikely that this particular development would have any negative impact on those with protected characteristics and there would be no known implications of the proposal in relation to the council's PSED duties under the 2010 Act.

11. Conclusion

- 11.1 For the reasons that are fully set out in section 9 above, the proposed development accords with national and local policy in respect of the principle of development, justification of need, impact on heritage assets (Listed Buildings and Conservation area), traffic and transport and climate change and is therefore sustainable development that should be supported.
- 11.2 Although the proposed development is considered to be inappropriate development for the purposes of the Green Belt, when this is balanced against the justification for the need for the development, along with the fact that the proposal is for a replacement mobile classroom which would not be a permanent addition on the school site, it is considered that very special circumstances apply and therefore it is recommended that the application is approved.

12. Recommendation

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

Expiry Date

1. This permission is for a temporary period only until 31 August 2028.

Reason: To ensure the appropriate development of the site and protect the character and appearance of the locality in accordance with policies S/3, SC/46, and TI/9 of the South Cambridgeshire District Council Local Plan (September 2018).

Approved Plans and Documents

2. The development hereby permitted shall only remain in accordance with the application dated 23 December 2022 and the following plans and documents (received 23 December 2022, unless otherwise stated); amended plans and documents:

Lanpro Planning Statement Revision 3, dated January 2023, received 31 January 2023;

Mobile Classroom Site Plan Proposed, drawing number Mc340-SP-000-P, dated Sep 22, received 23 December 2022;
7 Bay Modular Classroom Building number 639 Elevations, drawing number Mb639e-00-000, dated Jan 23, received 31 January 2023;
Mobile Classroom detail plan, drawing number Mc340-DP-000, dated Sep 22;
Design and Access Statement, dated 31 October 2022; and,
Lanpro Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, dated January 2023, received 23 January 2023.

Reason: To ensure the appropriate development of the site, protect the character and appearance of the locality in accordance with policies HQ/1, NH/8, NH/14 of the South Cambridgeshire Local Plan 2018.

Removal

3. The building, hereby permitted, shall be removed by 31 August 2028 and the land restored to its former condition.

Reason: The building construction and materials are considered inappropriate for more than a temporary period in order to retain the openness and rural character of the adjoining Green Belt and countryside, as well as the setting of the Conservation Area and settings of nearby listed buildings, in accordance with policies HQ/1, NH/8, NH/14 of the South Cambridgeshire Local Plan 2018, Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, as well as the NPPF.

Compliance with paragraph 38 of the National Planning Policy Framework

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

Source Documents

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

Summary of Decisions Made Under Delegated Powers

To: Planning Committee

Date: 22 March 2023

From: Head of Service, Planning and Sustainable Growth

Electoral division(s): All

Purpose: To consider the above

Recommendation: The committee is invited to note the report

Officer contact:

Name: Deborah Jeakins

Post: Business Manager, County Planning, Minerals and Waste

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

Tel: 01223 715544

1 Introduction

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

2. Summary of decisions

- 2.1 Four applications have been determined under delegated powers during the period between 10/01/2023 and 07/03/2023 (the date of drafting this report), details of each are set out below:
1. App ref: CCC/22/062/FUL Change of use of a former caretakers dwelling (C3) to form a nursery, multi-purpose rooms and office space (sui generis mixed use) and the erection of a buggy storage canopy.

Location: 68 High Street, Meldreth, Royston, Cambridgeshire, SG8 6LA

Decision: permission granted on 22/02/2023

For further information: contact Dallas Owen on 01223 714722
 2. App ref: CCC/22/112/VAR Completion of construction of two agricultural irrigation reservoirs following the extraction of sand and gravel.

Informative: S73a planning application seeking to vary conditions 2 & 34 of planning permission CCC/21/021/VAR to retain two temporary attenuation ponds established on site.

Location: Lyons Farm Reservoirs, Wimblington Road, Manea, Cambridgeshire PE15 0JZ

Decision: permission granted on 02/02/2023

For further information: contact Alex Rankine on 07765 586420

3. App ref: CCC/22/134/VAR Section 73 planning application for retention of a 4-bay mobile classroom, paving for a temporary period and the retention of 3 Sheffield cycle stands.

Informative This application seeks to retain the existing modular building for a further period until 31 August 2028 without compliance with condition 2 of planning permission F/2004/19/CC.

Location: Kingsfield Primary School, Burnsfield Estate, Chatteris, Cambridgeshire, PE16 6ET

Decision: permission granted 03/02/2023

For further information: contact Dallas Owen on 01223 714722

4. App ref: CCC/22/143/VAR Retention of temporary siting of a mobile classroom to accommodate the breakfast and afterschool club for a temporary period.

Location: Stilton C Of E Vc Primary School, Church Street, Stilton, Peterborough, Cambridgeshire, PE7 3RF

Decision: permission granted 28/02/2023

For further information: contact Stanley Gono on 01223 699227

