

PLANNING COMMITTEE: MINUTES

Date: Thursday 15th May 2014

Time: 10.00-11.40am

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors D Connor, B Hunt, D Jenkins, S Kindersley, A Lay, M Mason, J Reynolds (Chairman), K Reynolds, P Sales (substituting for Cllr Scutt), M Smith and J Williams (substituting for Cllr Ashwood)

Apologies: Councillors B Ashwood (Councillor Williams substituting) and J Scutt (Cllr Sales substituting)

59. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

It was resolved that:

Councillor J Reynolds be elected Chairman for the municipal year 2014-15.

It was resolved that:

Councillor Connor be elected Vice-Chairman for the municipal year 2014-15.

The Chairman thanked the former Vice-Chairman, Councillor Kindersley, for the excellent job he had done standing in for the Chairman during the latter's recent illness. The Committee asked that its thanks and best wishes be conveyed to the former Chairman, Councillor Read.

60. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were noted from Councillors Ashwood and Scutt. There were no declarations of interest.

61. MINUTES – 24 APRIL 2014

The minutes of the Planning Committee meeting held on 24th April 2014 were agreed as a correct record and signed by the Chairman.

62. ERECTION OF A PRIMARY SCHOOL WITH ASSOCIATED ACCESS, SPORTS FACILITIES, HARD AND SOFT LANDSCAPING, CAR AND CYCLE PARKING WITH OTHER ASSOCIATED INFRASTRUCTURE AT: LAND WEST OF CAMBOURNE FOR: CAMBRIDGESHIRE COUNTY COUNCIL LPA REF: S/0457/14/CC

The Committee considered an application for the erection of a new Primary School with associated access, sports facilities, hard and soft landscaping, car and cycle parking with other associated infrastructure, on land west of Cambourne. The outcome of consultations, planning policies, planning history and land use planning considerations were all taken into account. Plans illustrating the location of the site, including its access to the local highway network, were shown.

The Planning Officer advised Members that consultees had expressed differing views about various aspects of the proposals, including the coloured rendering on the north elevation; the provision, width and surfacing of access routes; and the number of car parking spaces. In response to the applicant's concerns about noise and lighting, set out in a letter dated 12th May 2014 which had been circulated to the members of the Committee, the Planning Officer presented revised versions of planning condition 11, Operational Noise Impact Fixed Plant/ Equipment & School Building, and planning condition 15, Artificial Lighting.

Lisa Skinner, the applicant's agent, spoke in support of the application. She advised that:

- the design of the school had been developed with a wide range of stakeholders, whose comments had been taken into account
- the proposal for additional parking reflected the community use made of the site, which took place both during and after the school day; a commitment had previously been made to local residents that appropriate parking would be provided on site to avoid school users parking in residential streets
- cycling would continue to be encouraged through the school's Travel Plan
- there was no policy requirement that all 577 cycle spaces on site be covered.

Andy Matthews, Co-Headteacher of Hardwick Community Primary School, also spoke in support of the application, pointing out that

- the school had been operating from temporary accommodation, taking only Key Stage 1 pupils, but needed its own dedicated building when it expanded to take pupils across the whole primary age range
- the strong desire to work collaboratively with the Village College had been reflected in the design; parents had been consulted throughout, and had made repeated requests to retain the colour blue
- the primary school and Village College had agreed a comprehensive travel plan and the management of the shared space.

In response to Members' questions, the speakers said that

- District Council policies on vehicle parking looked at primary and secondary schools in isolation, rather than as an educational campus with ongoing community use; daytime use of the site included health visitors, language classes and community groups
- the school would continue to promote walking and cycling as means of transport; two "park and stride" areas were being considered where pupils from the further parts of Cambourne could be assembled into walking buses, and younger pupils were being encouraged to cycle to school with a parent
- the school would be catering solely for children from Cambourne; pupil lockers were provided at the Hardwick school, and could be provided at Cambourne
- options for a site with public transport access had been explored extensively and unsuccessfully when plans were being developed for the Village College; the owners of the Business Park had been unwilling to have bus access to a school through the Park
- the access road, though narrow, had passing bays, and the 30 minutes' difference between primary and secondary school session times should reduce potential congestion
- it would be helpful if the Committee could consider phasing the requirement to cover cycle parking; the primary school's cycle parking was in a dedicated secure compound, separate from Village College provision.

In discussion, Members

- in relation to the surface of the bridleway pointed out that, while it was a valid wish to resist urbanisation of a rural environment, this application represented a final opportunity to change the surface; if it were not to be upgraded to blacktop, Cambourne Parish Council should be advised that the question had been considered and rejected
- expressed the view that it was not unreasonable to insist that the primary school's secure cycle parking be covered
- noted that the whole application was predicated on its being a primary school for Cambourne children, and asked that it be confirmed to Caxton Parish Council that although the site was within Caxton parish, Caxton children would not be eligible to attend the school
- expressed concern at the lack of comment from Anglia Water and the potential for difficulties with foul and surface water drainage, given previous draining problems within Cambourne; Members were advised that drainage questions had been extensively explored at the time of the Village College planning application.

The Planning Officer explained that the recommended revised condition 15 removed the requirement that no development commence until an artificial lighting scheme had been approved, instead requiring that a scheme be approved before any external lighting was installed. She recommended that, because of the applicant's concerns about delay in starting the project, the revised condition 11 as circulated be further revised to require the noise impact assessment to be submitted and approved within three months of the date of the permission, rather than before any development could take place. The Committee agreed these revisions.

It was proposed that, in addition to the changed conditions 11 and 15, the text of planning condition 17 be amended to remove reference to the secondary school cycle parking facilities. This proposal was agreed.

The Committee resolved unanimously to approve the planning permission, subject to the revised conditions set out in **Appendix 1** to these minutes.

**63. ERECTION OF FOUR METRE HIGH LITTER-NET FENCING
AT: ENVAR COMPOSTING LTD, THE HEATH, WOODHURST, ST IVES PE28 3BS
FOR: ENVAR COMPOSTING LTD
LPA REF: H/5000/14/CW**

The Committee considered an application for the erection of a four metre high litter-net fence at Envar Composting Ltd in Woodhurst. The outcome of consultations, planning policies, planning history and land use planning considerations were all taken into account. Plans and photographs illustrating the location of the site, including its access to the local highway network, were shown.

Members noted that the only objection received to the proposal had been made by Huntingdonshire District Council on the grounds of visual impact. The Local Member, Councillor Criswell, had advised that he had no objection to the proposal.

In discussion, Members queried the effectiveness of the netting. Officers advised that the material it was designed to catch had already gone through a composting process so was too small to in general blow over the top of the fence.

The Committee resolved unanimously to approve the planning permission, subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following documents and drawings received 03 February 2014:

- Site Location Plan
- Litter Fence Planning Map
- Proposed litter-net fencing at Envar Composting
- E-mail dated 12 March 2014 re: colour and size of fence poles

Reason: To define the site and protect the character and appearance of the locality in accordance with policy LP15 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013).

3. The fence poles used in the development hereby permitted shall be dark brown creosote as described in the e-mail dated 12 March 2014.

Reason: In the interests of sustainability, minimising the use of resources and minimising environmental impact in accordance with policy CS1 of the Huntingdonshire Core Strategy (2009).

64. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

The Committee received a report on decisions made under delegated powers between 4th April and 6th May 2014.

In considering the report, Members noted that the existing recycling building at Whitemoor Depot in March had been doubled in size to allow the separation of grinding and welding operations.

The Committee resolved to note the report.

65. DATE OF NEXT MEETING: THURSDAY 12th June at 10:00am

The Committee noted that the application for Ely Southern Bypass was expected to be considered at this meeting, and suggested that it would be appropriate to at least explore the practicability of holding the meeting in Ely.

Chairman

Planning Conditions for S/0457/14/CC

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004

Approved Plans

2. The development hereby permitted shall not proceed except in accordance with the details set out in the application documents as amended by the conditions of this decision notice, the materials set out in Alliance Planning email dated 4 February 2014 and the following drawings:

P01 Rev B Location Plan dated 28/11/13
 P02 Rev B Site Plan dated 28/11/13
 P04 Rev A Ground Floor Plan dated 15/11/13
 P05 Rev A First Floor Plan dated 15/11/13
 P06 Rev A Roof Plan dated 15/11/13
 P07 Rev C Elevations dated 21/01/14
 P08 Rev A Sections dated 15/11/13
 MMD-321727-E-DR-SK-ZZ-2151 Rev P3 External Site Services Proposed External Lighting Layout General Arrangement MS3 dated Dec 13
 HBL-LS05 Rev PL1 Planning: Existing & Proposed Site Layout dated 29/11/13
 HBL-LS03 Rev PL2 Planning: External Works Proposals dated 29/11/13
 HBL-LS05 Rev PL2 Planning: External Works Proposals dated 29/11/13
 Proposed Site Layout 1. July – August (Summer Holiday) 2014
 Proposed Site Layout 2. September 2014 to July 2015
 Proposed Site Layout 3. July – August (Summer Holiday) 2015

Reason: To define the permission and protect the character and appearance of the locality (policies DP/1, DP/2 & DP/3)

Traffic monitoring and highway improvements

3. The development shall not be occupied until a procedure for monitoring travel to school patterns and the impact on the surrounding neighbourhood together with appropriate thresholds for the consideration and implementation of mitigation measures has been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. Mitigation measures may include but not be limited to the layby referred to in condition 4. Procedures and mitigation measures shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the County Planning Authority

Reason: In the interests of highway safety and to mitigate the impact of travel to the school (DP/1, DP/2, DP/3, TR/1, TR/3 and TR/4)

4. If it is demonstrated to be necessary by the monitoring of travel to school patterns required by condition 3 at least 55 metre of laybys shall be installed along School Lane prior to the second year of operation. The detailed design of these measures shall be agreed with the County Planning Authority in consultation with the Highway Authority.

Reason: To ensure the safe and efficient operation of the highway (policies DP/1, DP/2, DP/3, TR/1, TR/3 & TR/4)

Travel Plan

5. The development shall not be occupied until a Travel Plan incorporating a Parking Management Strategy has been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. The approved plan/strategy shall be implemented in full.

Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel (policies DP/1, DP/2, DP/3, TR/1, TR/3 & TR/4)

6. Within 9 months of first occupation of the development a full Travel Plan shall be submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. The approved plan shall be implemented in full.

Reason: To ensure the safe and efficient operation of the highway and promote sustainable travel (policies DP/1, DP/2, DP/3, TR/1, TR/3 & TR/4)

Surface water drainage

7. No development shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the County Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the system (policies DP/1, DP/3 & NE/9)

Foul water drainage

8. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the County Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the County Planning Authority. The scheme shall also include details of how the scheme shall be fully monitored during implementation.

Reason: To prevent the increased risk of flooding and/or pollution of the water environment and to ensure no surface or ground water infiltration in the receiving system (policies DP/1 & NE/9)

Construction noise, vibration and dust

9. No construction work or construction collections from or deliveries to the site shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 hours on Saturdays. No construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties (NE/15 & DP/6)

10. No development shall take place until a Construction Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:
- Procedures for maintaining good public relations including complaint management, public consultation and liaison
 - Arrangements for liaison with the Council's Environmental Health Team
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the County Planning Authority, shall be carried out only between the following hours:
08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays unless agreed with the County Planning Authority.
 - Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
 - Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
 - Procedures for emergency deviation of the agreed working hours.
 - Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: To protect the amenities of nearby residential properties (policies NE/16 & DP/6)

Operational Noise Impact Fixed Plant / Equipment & School Building

11. Within 3 months from the date of this permission an assessment on the potential for noise from the development affecting residential or commercial properties in the area shall be submitted to and approved in writing by the County Planning Authority. The assessment shall include noise from the main hall and studio including consideration of ventilation provision/requirements and for associated plant/equipment.

If the assessment indicates that noise from the development is likely to significantly adversely affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the County Planning Authority prior to the commencement of the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of National Planning Policy Framework: Planning and Noise, BS4142: 1997. "Method of rating industrial noise affecting mixed residential and industrial areas" and BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings".

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: To protect the amenities of nearby residential properties (policies NE/16 & DP/6)

12. There shall be no commercial / retail serving related deliveries and or collections outside the hours of 0800 hrs and 2100 hrs on Monday – Saturday and not at all on Sundays, bank and public holidays.

Reason: To avoid unreasonable disturbance outside normal working hours to nearby residential properties (policies NE/16 & DP/6)

Noise Impact of External Activities (sports and play)

13. The use of all external areas including general communal / play / access areas, sports or other pitch, games courts and outdoor teaching spaces shall only be permitted between 0800 to 1900hrs Monday to Saturday and not at all on Sundays, bank or other public holidays.

Reason: To avoid unreasonable disturbance outside normal working hours to nearby residential properties (policies NE/16 & DP/6)

Odour Control

14. No development shall commence until details of equipment for the purpose of extraction and/or filtration and/or abatement of fumes and or odours having particular regard to kitchens and similar, has been submitted to and approved in writing by the County Planning Authority. The approved extraction/filtration/abatement scheme/s shall be installed before the use hereby permitted is commenced and shall be and retained thereafter. Any approved scheme / system shall not be altered without prior approval.

Any approved fume filtration/extraction system installed, shall be regularly maintained in accordance with manufacturer specification to ensure its continued satisfactory operation to the satisfaction of the County Planning Authority.

Informative: It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction equipment, is kept, preferably at the premises and is available for inspection by officers of the County Planning Authority, to facilitate monitoring of compliance with this condition.

Reason: To protect the amenity of future residential premises (policies NE/16 & DP/6)

Artificial lighting

15. No external lighting shall be installed until an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, has been submitted to and approved in writing by, the County Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site and on the boundary of the site and at adjacent properties, including consideration of glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for

the Reduction of Obtrusive Light GN01:2011”.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties (policy NE/14)

Sports pitch provision and use

16. The sports pitch shown on drawing no HBL-LS04 Rev PL2 shall be available for use prior to the occupation of the development hereby approved.

Reason: To ensure that the school has sufficient sports pitch provision (policy DP/3)

Cycle parking

17. The development shall not be occupied until the primary school pupil cycle and scooter parking facilities are installed and covered in accordance with a scheme that has been submitted to and approved in writing by the County Planning Authority.

Reason: To encourage use of bicycles and scooters by pupils and discourage use of private cars (policies DP/1, DP/2, DP/3, TR/2 & TR/4)

Landscape and biodiversity enhancement and maintenance

18. No development shall take place until a scheme for the management of the soft landscaping shown on drawings HBL-LS05 Rev PL1, HBL-LS03 Rev PL2 and HBL-LS05 Rev PL2 has been submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented in full.

Reason: In the interests of landscape character and nature conservation (policies DP/1, DP/2, NE/4 & NE/6)

19. If within a period of 5 years from the date of planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, becomes in the opinion of the County Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted in the same place, unless the County Planning Authority gives its written consent to any variation.

Reason: In the interests of landscape character and nature conservation (policies DP/1, DP/2, NE/4 & NE/6)

Fire hydrant

20. No development shall commence on site until a scheme has been submitted for the provision of fire hydrants for the benefit of the development in a location agreed with the Council in consultation with the Fire and Rescue Service. The development shall not be occupied until the hydrants have been provided to the satisfaction of the County Planning Authority in consultation with the Fire and Rescue Service.

Reason: To ensure that there is a sufficient and accessible water supply for fire fighting

Sustainability measures

21. The air source heat pump shall be fully installed and operational prior to the occupation of the development and shall thereafter be maintained in accordance with the manufacturer's recommended maintenance programme. The air source heat

pump shall remain fully operational in accordance with the maintenance programme for the duration of the development.

Reason: In the interests of reducing carbon dioxide emissions (policies DP/1, NE/1 & NE/3)

22. Within 1 year of the first occupation of the development a certificate following a post-construction review shall be issued to the County Planning Authority by an approved BREEAM Assessor 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: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings (policies DP/1, NE/1 & NE/3)