

## Planning Committee Minutes

Date: Wednesday 6 September 2023  
Time: 10:00a.m. – 11.05am  
Venue: New Shire Hall, Alconbury Weald  
Present: Councillors, Batchelor (Chair), Bradnam, Connor, Corney, Gardener, Rae (Vice-Chair), Sanderson and Smith

### 72. Apologies for Absence

Apologies were received from Councillor Gough.

### 73. Declarations of Interest

None.

### 74. Minutes – 28 June 2023

The minutes of 28<sup>th</sup> June 2023 were agreed as a correct record.

### 75. Erection of a mobile classroom building for a temporary period.

At: Gamlingay Village Primary School, Station Road, Gamlingay, Sandy, SG19 3HD.

Applicant: Cambridgeshire County Council

Application Number: CCC/23/055/FUL

The Committee received a planning application that sought planning permission for the installation of a 201.6 square metre modular building for use as a pre school in association with Gamlingay Village Primary School for a temporary period, until 31 August 2028. The proposed modular building would consist of two classrooms, toilets and storerooms, covered play-deck, access ramp and stairs.

Introducing the application, the presenting officer explained that owing to concerns raised by householders in relation to traffic, highways, lighting and noise, it was

necessary for the application to be presented to the Committee. The presenting officer drew attention to paragraph 95 of the National Planning Policy Framework (NPPF) that stated the importance of the provision of sufficient school places to meet the need of existing and developing communities. The closure of a nearby pre-school resulted in a deficit in the provision of pre-school places. Attention was drawn to paragraph 108 of the NPPF that stated, maximum parking standards for residential and non-residential development should only be set where there was clear and compelling justification that they were necessary for managing the local road network. Furthermore, paragraph 111 of the NPPF stated that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Committee therefore noted that the Highway Authority had raised no objection to the proposals as statutory consultee in accordance with paragraph 111 of the NPPF. Furthermore, there had been no statutory objection received relating to lighting and conditions 7 and 8 were highlighted as mitigations to the concerns.

The objection of Gamlingay Parish Council had been noted, however, there were no statutory objections received that supported those concerns.

A map of the site location was shown to the Committee, together with an aerial photograph of the site that illustrated vehicular access to the wider site and the pedestrian access to the mobile. Site plans were shown with attention drawn to the location of air conditioning units and proposed lighting. Elevations were also shown that further demonstrated the proposed lighting. Photographs were shown that provided visual reference to the pedestrian and vehicular access to the site and the proposed location and positioning of the building.

In conclusion, the presenting officer commented that based on there having been no statutory objections received and taking account of the planning balance, the recommendation was for approval.

In response to Member questions officers:

- Explained that the development and implementation of a 20mph zone could not be secured through a planning condition, however, the highway authority could provide an undertaking that such a scheme be developed.

The Chair invited the Chair of Gamlingay Parish Council, Councillor Samantha Martin and the Chair of Gamlingay Parish Council's Planning Committee, Councillor Wendy Boyne to address the Committee. Councillor Martin began by recognising the need for the development. However, she expressed concern at the intensification of activity at the site, highlighting the traffic situation and the impact on nearby roads that were affected at peak times. Situated close to a busy industrial estate, there would also be HGV's travelling along the road. The lack of additional on-site staff parking would place further pressure on nearby streets. The application also did not recognise the pressure on roads at lunchtimes and at the beginning and end of sessions. Furthermore, no account had been taken of the recently installed SEND unit and gym. While the Parish Council supported the need for the provision, there were no mitigations proposed for what would be significant impacts relating to traffic and parking and urged the Committee to consider these robustly.

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In response to member questions, Councillor Martin:

- Explained that additional on-site parking and a range of physical measure would be welcomed as mitigations by the Parish Council.
- Informed the Committee regular meetings took place between the school and the Parish Council. The school needed to determine whether there was sufficient space to expand on-site car parking. The school was, however, actively engaging parents to modify behaviour in travelling to and from school.
- Explained that she was not qualified to comment on whether parents would be able to safely travel through the site if on-site parking was increased.

Speaking in support of the application Aiden van de Weyer agent for the applicant informed the Committee that he was also a South Cambridgeshire District Councillor. Mr van de Weyer informed members that there was a clear and established need for the development that had become acute due to the closure of a setting in Gamlingay. In response to the comments raised by Gamlingay Parish Council, the position of the proposed building had been changed to reduce the impact on neighbours. Discussions had taken place with the Ecology Officer in order that net-biodiversity be improved. The main concerns centred around parking and the impact of traffic on the area. A transport study had been undertaken and it reported there would be minimal impact on the highway network and the site. Since the assessment had been undertaken, it had been established that there was now a surplus of on-site parking. Therefore, it would be difficult to seek support for additional on-site parking. Mr van de Weyer, explained that the applicant, together with the school would continue to work on parental behaviour when travelling to and from school. Attention was drawn to the application made by South Cambridgeshire District Council for Civil Parking Enforcement powers that would support the aims of preventing poor parking.

In response to member questions Mr van de Weyer:

- Confirmed that the traffic assessment accounted for the SEND unit and the gym within it. The timings of people using the gym were significantly different so as not to have a material impact and the SEND unit was small and did not affect the assessment.
- Confirmed that discussions between the Parish Council and the applicant had taken place relating to their concerns. Due to the scale of the proposed development, physical mitigation measures would be disproportionate. However, Cambridgeshire County Council was keen for discussions to continue as the highway environment was complex and required careful consideration.
- Confirmed that the applicant would support the exploration of a 20mph zone for the area.

Speaking against the application, Mr Owen Clarke addressed the Committee. Mr Clarke informed members that he lived at 17 Station Road that was directly opposite the proposed building and his concerns related to fire safety and noise. Mr Clarke noted

the response of Cambridgeshire and Peterborough Fire and Rescue Service to the consultation that stated temporary buildings should be located 6 metres from other buildings and boundaries. The building would now only be located 50cm from the boundary and therefore inaccessible to the Fire Service in the event of an emergency. The prevailing wind would therefore place Mr Clarke's house at risk from embers in the event of fire.

Mr Clarke then explained that his window faced the building and was now 14 metres from it. The prevailing background noise was low and small changes to the location would have a huge impact on noise and suggested moving the building by 6 metres as it would reduce the noise impact by 50%.

In response to member questions, Mr Clarke:

- Confirmed the location of his property.
- Commented that in his opinion, the building could be located slightly differently. Mr Clarke welcomed that the location of the building had been rotated by 90°, however, it had resulted in the building being located closer to his property.
- Confirmed that it was a distance of 14 meters from the school's hedge to the boundary of his property.

At the invitation of the Chair, the agent for the applicant explained that other sites within the school boundary had been assessed for the locating of the proposed building, but none were deemed suitable for a variety of reasons. If the building was moved, it could reduce the amount of available play area for the children and impact upon access.

Members noted that Cambridgeshire and Peterborough Fire and Rescue Services had been re-consulted regarding the changes to the application, however they did not respond.

During debate of the application Members raised the following points:

- Noted that it was not within the planning process to secure by condition a 20mph zone. It was therefore proposed with the unanimous agreement of the Committee that an informative be developed in consultation with the Chair of the committee that would encourage the development and installation of such a zone.
- Sought the continuation of discussions between the agent, parish council and residents regarding the issues identified.
- Questioned whether there was scope for the proposed building to be relocated to minimise noise impacts on closest receptors. It was noted that it was not for the Committee to re-design an application and that any decision should be based on the application before the Committee.
- Expressed the desire for a travel plan to be developed for the school, noting that it did not have to be a requirement of the planning application. It was therefore proposed that an informative be drafted that would encourage the development and

implementation with the Parish Council of such a plan in consultation with the Chair of Planning Committee.

It was proposed by Councillor Connor and seconded by Councillor Bradnam that planning permission be granted subject to the inclusion of informatives relating to the development of a 20mph scheme and the encouragement of the continuation of communication between all parties, with particular regard to the development of a travel plan. It was agreed that the informatives would be developed outside of the meeting and included in consultation with the Chair of Planning Committee. On being put to the vote it was resolved unanimously that planning permission be granted.

It was resolved unanimously [7 votes in favour, 0 against and 0 abstentions] that planning permission be granted subject to the conditions contained at Appendix A to these minutes.

## 76. Summary of Decisions Taken Under Delegated Powers

The Committee received a report that provided a summary of the decisions taken under delegated powers. The presenting officer drew attention to an application that was omitted in error from the report concerning Wheatfields Primary School, St Ives. The application related to an extension of time for which a temporary building would be in situ for.

It was resolved to note the report.

Chair

### Time limit

1. The permission hereby granted is a temporary and shall expire on 31 August 2028 or when the modular building is no longer used as a pre-school, ancillary to the use of Gamlingay Village Primary School, whichever is the sooner. The mobile building shall be removed within one month of cessation of its use or by 31 August 2028, whichever is the sooner. Any biodiversity enhancements made to the site during the time limit of the permission will not be required to be removed when the temporary permission expires on the 31 August 2028.

Reason: To define the permission and to ensure satisfactory restoration of the in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

### Approved plans and documents

2. The development hereby permitted shall only remain in accordance with the application dated 8 June 2023 and the following plans and documents (received 8 June 2023, unless otherwise stated); amended plans and documents:

- Mobile pre-school Location Plan – Proposed, Mc107-LP-001-P, dated Jul 23, (received 13.07.2023);
- Mobile pre-school Site Plan – Proposed, Mc107-SP-001, dated Jul 23 (received 13.07.2023);
- Mobile pre-school Detail Plan – Proposed, Mc107-DP-001, dated Jul 23 (received 13.07.2023);
- 7 bay modular classroom building number 682 Proposed elevations, Mb682e-00-000, dated Jan 23; and
- 7 bay modular classroom building number 682 Proposed floor plan, Mb682p-00-000, dated Jan 23.

Reason: To ensure the appropriate development of the site, protect the character and appearance of the locality in accordance with policies HQ/1 of the South Cambridgeshire Local Plan 2018 and GAM3 and GAM9 of the Gamlingay Neighbourhood Plan.

### Use restriction

3. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 (as amended), or any future amendments to it, the hereby permitted modular building shall be used as a pre-school, ancillary to the use of Gamlingay Village Primary school.

Reason: To limit the use of the temporary building to that applied for and to limit potential traffic impacts to those assessed, in accordance with policies TI/9 and HQ/1 of the South Cambridgeshire Local Plan 2018, and paragraph 111 of the NPPF.

### Construction works

4.No construction or demolition work shall be carried out and no plant or power operated machinery shall take place except between the following hours:

- 0800 hours and 1800 hours Mondays to Fridays.
- 0800 hours and 1300 hours on Saturdays.
- No works are permitted at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

#### Soft and Hard Landscape and Biodiversity Enhancement Scheme

5.Prior to the next planting season (September 2024), full details of both hard and soft landscape works and biodiversity enhancement scheme have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

(a) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

(b) All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All preplanting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

(c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of British Standard BS5837: 2005, Trees in relation to construction – Recommendations.

(d) Details of biodiversity enhancement should provide adequate compensation for loss of amenity grassland. Native species and/or ornamental species of biodiversity value should be used in the landscape scheme; as well as enhancement for species.

Reason: To ensure the protection and enhancement of net biodiversity gain in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

#### Landscape and Ecological Management Plan

6.Prior to the next planting season (September 2024), a landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions
- f) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30 year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the development with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

A 5 yearly report shall be submitted to the LPA confirming the progress of the LEMP and results of any monitoring work.

Reason: To ensure the protection and enhancement of net biodiversity gain in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

#### External lighting

7. Prior to the installation of any external lighting, a lighting scheme for the development shall be submitted to and approved in writing by the County Planning Authority. The lighting scheme shall include details of the height, type, position, lux levels, and angle of glare of the proposed lighting, including horizontal and vertical isolux contours and shall include zero light spill beyond the site, so that all sensitive receptors can be considered and protected.

Reason: In order to safeguard the amenity of all sensitive receptors, in respect of possible adverse effects of lighting glare from any external lighting provision in accordance with policies HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018.

#### Air conditioning unit

8. Prior to the installation of the air conditioning unit, full details and specification for the position, size, type, and noise levels of the unit to be installed shall be submitted to and approved in writing by the County Planning Authority so that all sensitive receptors can be considered and protected.

Reason: In order to safeguard the amenity of all sensitive receptors, in respect of possible adverse effects of noise from the air conditioning unit in accordance with policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.