

PLANNING COMMITTEE: MINUTES

Date: Thursday 28th January 2021

Time: 10.00am – 12.23am

Place: Virtual Meeting

Present: Councillors B Ashwood, D Connor (Chairman), I Gardener (Vice-Chairman), J Gowing, L Harford, B Hunt, S Kindersley, J Scutt.

Officers: Bana Elzein – Greater Cambridgeshire Planning, Adam Finch – Environmental Health Officer, Dr Jon Finney - Highways Development Management Officer, Emma Fitch – Joint Interim Assistant Director, Environment and Commercial, Greg Kearney – Environmental Health Officer, Rhiannon Leighton – Democratic Services Assistant, Jaspreet Lyall – LGSS Law, Dallas Owen - Development Management Officer (Strategic and Specialist), Tam Parry – Transport Assessment Team, Dean Scrivener – Greater Cambridgeshire Planning, Hannah Seymour-Shove - Transport Assessment Team, Susan Smith - Greater Cambridge Planning, Daniel Snowdon – Democratic Services Officer, Jane Stanley – Interim Business Manager County Planning Minerals and Waste.

112. Apologies

Apologies were received from Councillor Mandy Smith (Councillor John Gowing substitute).

113. Declarations of interest.

Councillor Jocelyne Scutt declared a non-statutory interest with regard to item CCC/20/020/FMW, Roger Ascham Library Depot (minute number 115) as local Member for Arbury. She stated she would not be speaking as a local Member and assured the Committee that, when residents had sought her for consultation on the application, she had sign-posted them to the relevant information while remaining unbiased.

Councillor Barbara Ashwood declared a non-statutory interest with regard to item FMW/085/19, Cambridge Professional Development Centre (minute number 116) as local Member for Trumpington. She informed the Committee that she would recuse herself from the debate and vote. She would instead speak as local Member.

114. Minutes – 5th November 2020

The minutes of the Planning Committee meeting held on 5th November 2020 were agreed as a correct record, and would be signed by the Chairman at a later date.

115. Alterations to entrance including new doors, window and canopy, erection of a singly storey rear extension, path, additional car parking spaces and internal remodelling works to allow the change of use from a library storage depot and office to register office for registering births, deaths and still births, dealing with legal preliminaries for ceremonies; conducting ceremonies and associated functions.

At: Roger Ascham Library Depot, Ascham Road, Cambridge, CB4 2BD.

Applicant: Cambridgeshire County Council

Application Number: CCC/20/020/FMW

The Committee considered a Regulation 3 Application that sought planning permission for alterations and a change of use to Roger Ascham Library Depot – a Grade 2 listed building - that would enable it to become a Register Office, replacing the current Register Office at Shire Hall. Alterations to the building included new doors and windows, the erection of a canopy and a single storey rear extension, additional parking spaces and internal remodelling.

Members noted that the application had been considered by officers concurrently with a listed building consent application (reference 20/01446/LBC) under consideration by Cambridge City Council (Greater Cambridge Shared Planning Services). Officers across the two councils had worked jointly to ensure that all the concerns could be considered in one planning forum, which was expanded upon in paragraph 9.34 of the officer report.

Members were informed that the application had been revised after concerns from neighbours regarding transportation and breaches of privacy that may occur during wedding photography. The revised application focussed on remodelling to address these problems: examining public transport options, creating additional parking spaces and relocating the photography area to the west of the main building. Members were also asked to note that a late representation regarding the planning application had been received from a concerned Cambridge resident. This had been circulated by Democratic Services ahead of the meeting to allow Members to take the concerns raised into account, in addition to those summarised in the officer report.

Aerial views of the site were presented to Members. These illustrated the building in the context of the local area, highlighting features such as the A14, Madingley Road Park and Ride, nearby bus stops, listed buildings and nearby schools. The locational relationship between the existing Register Office, the proposed site and Cambridge City Centre were also illustrated on the aerial views presented to Members. Existing and newly proposed floor plans and elevations were shown depicting 27 parking places, of which two were disabled and four of which were staff parking; the introduction of a covered bicycle shelter, in addition to the existing uncovered spaces and an enclosed bin-store. The plans also showed landscaping changes that would screen neighbouring houses and create a revised location for wedding photos; and ecological enhancements, including a new hedge proposed along the front boundary, three new trees to the front of the site and the three new trees to the rear. On the plans, attention was drawn to the hatched area at the rear of the site that depicted no public or visitor access, which was proposed to be controlled by draft condition 11 that restricts the use of the rear garden.

Attention was drawn to the removal of an accessibility ramp and magnolia tree that was covered by a Tree Protection Order (TPO). The presenting officer stated that the removal of the magnolia tree (TPO ref 22/92) would be offset by the addition of two magnolia trees elsewhere, but that the magnolia tree in question could not be relocated. This is because the tree would be unlikely to survive being relocated, and the equipment required to move it would not fit into the location. Attention was drawn to the tree officer's comments in paragraph 6.2 of the officer report where no objection was raised to the proposals; and to paragraphs 9.21 to 9.22 of the officer report that considered the impact on trees.

Elevations and interior building plans showed internal alterations that would facilitate the change of use. However, attention was drawn to the fact that there were no external alterations proposed to the listed building. These internal changes were being considered by colleagues at Cambridge City Council (Greater Cambridge Shared Planning Services). Such changes included the addition of a ceremony room, waiting areas and interview rooms.

Photographs of the site and surrounding roads were shown to Members to highlight some of the details included in the officer report.

The presenting officer concluded that on the basis that there were no objections received from statutory consultees and that the applicant had undertaken work to improve the application, the recommendation before the Committee was to grant planning permission subject to the conditions set out in Section 11 of the report.

In response to Member questions officers:

- Clarified that the photos taken of Ascham Road had been taken in June 2020. A Member expressed concern that the photos were taken during lockdown, therefore did not accurately represent local traffic movement.

- Informed Members that 22 parking spaces had been recommended for the location from a planning policy perspective, and that 27 spaces would be created.
- Noted that paragraph 1.2 was for background purposes only and was not a material planning consideration for this planning application, which was also the case for the relocation of the Council services from Shire Hall. Officers explained that paragraph 1.2 had been based on the officer report taken to the Communities and Partnership Committee on 24th June 2020 and provided an example of this where text had been taken from paragraph 2.3.5 of that report in relation to the purchase of the new building in St Ives for the library service.
- Established that the proposed planting and a 2.4-metre-tall (7ft 8inch) trellis in the landscaped area would screen parked cars from wedding photos.
- Explained that the application was not for a sui generis building as the change of use proposed was capable of being considered under the original B1 and D1 uses that existed at the time of application. Attention was drawn to paragraph 3.1 that explained the use classes being considered for the various uses proposed.
- Confirmed the building was a Grade 2 listed building as it was originally an open-air school for children with tuberculosis during the 1920's.

Councillor Ashwood's connection was lost at 10.50am and she returned at 10.53am, during which time, the meeting was paused.

The Chairman invited Richard Smith, agent for the applicant, together with Louise Clover, Registration Service Manager (Cambridgeshire County Council), to address the Committee.

Speaking in support of the application Mr Smith stated that, after addressing concerns regarding the original plan, the building was suitable for use. Mr Smith highlighted that benefits of the application included its sustainable location and re-use of a listed building. He reported that the proposal now also provided adequate parking and extensions which have been adapted to protect the fabric of the listed building. In response to neighbours' concerns, the photography area had been relocated to the north-west side of the building. Further, in response to recommendations made by the ecology report, the building would also contain two bird boxes and two bat boxes.

In response to Member questions Mr Smith and Ms Clover confirmed that:

- 2000 civil ceremonies take place across Cambridgeshire each year, 50% of which occur on County Council premises. This number had been increasing prior to the pandemic.

- Prices for ceremonies ranged from £46 for a statutory ceremony (currently under review by the Treasury) to around £580 for a full ceremony room on a Saturday. Members were informed that full pricing was available on the Council's website.
- To resolve parking concerns: The appointment length was increased from 30 minutes to 45 minutes to allow more time for the car park to clear between appointments. The service would provide clear directions and information about alternative transportation to reduce traffic as part of a Travel Plan. It was also established that most ceremonies were smaller, with families often travelling together, therefore requiring fewer parking spaces.
- In compliance with condition 17, the Transport Assessment Team had completed an assessment on the impact of buses. When Members questioned the accuracy of the report, officers stated that should the assessment be incorrect and new bus routes be required in future, these could be sought. Similarly, they reported that should further parking restrictions be required in the future, to avoid any overspill into the residential area, the applicants can be asked to pay for a consultation with residents to consider an extension of the Residents' Parking Zone (RPZ) to include Saturdays (the RPZ did not currently include weekends).
- The applicant team had acted with due diligence and viewed 43 potential sites before choosing the location.
- With regard to paragraph 3.2 of the report: There would be 33 full-time members of staff, but only six or seven members of staff will be on-site at any given time. It was anticipated that several staff would car-share.

During the debate of the application Members:

- Expressed concern regarding the accessibility of the site by public transport for both the people of Cambridge, and the wider area. A comparison was made between transport routes for the current location at Shire Hall and the new site. Members expressed concern that Park and Ride and Guided Busway buses did not stop on Milton Road until after 18:30, and that the closest bus stop during the day would be on Gilbert Road.
- Commented that even with longer bookings, people would be arriving late/early which could cause traffic and disturb photography.
- Questioned the appropriateness of choosing this building as a wedding venue and the extent to which the choice would limit business opportunity for the council's. Suggested other buildings within Cambridge City that may provide a better venue. With the permission of the Chairman, the

Legal Officer stated, and Members noted that, the business prospects of the site were not a relevant concern for this application for planning.

- Queried the practicality of a 2.4-metre-high trellis in withstanding British weather.
- Suggested reserving a parking space for the couple to be married to ensure they were able to park easily.
- Voiced a noise concern regarding the nearby schools and nursery.
- Stated that, despite reservations regarding the use of the site, there were no statutory consultee objections and no material planning reasons for refusal.

It was resolved [five in favour, one against and two abstentions]:

To grant permission, subject to the conditions set out in paragraph 11.1 of the report and listed in Appendix A of the minutes.

116. Change of use of the Cambridge Professional Development Centre from education training use (D1 Use Class) to office use with ancillary meeting rooms, installation of a modular office building (B1 Use Class) for a temporary period of up to 5 years and provision of cycle stores.

At: Cambridge Professional Development Centre, Foster Road, Cambridge, CB2 9NL

Applicant: Cambridgeshire County Council

Application Number: FMW/085/19

The Committee considered a planning application for the temporary change of use of Cambridge Professional Development Centre as a building for educational training to one for office use. To facilitate this, changes to the site including the temporary installation of a modular office building, a new waste recycling area, the relocation of an existing cycle shelter, and new cycle stores with space for 48 bicycles were proposed.

The proposal had received no objections from statutory consultees and was being presented to the Committee at the request of the Divisional Member.

An aerial view illustrating the site in the context of the local area was shown to Members, which included reference to the local roads (particularly the location referred to in recommended draft planning condition 8), the location of the Busway and the through routes for pedestrian and cycle traffic, which included reference to the King George V playing field. The photographs in the officer

presentation helped to illustrate the housing west of the boundary and vehicular access from Foster Road. In particular, a footpath running east-west across the site was highlighted as a busy through-way for those walking to and from Addenbrooke's Hospital and Fawcett Primary School. Members attention was drawn to the pre-existing 51 parking spaces and three disabled parking spaces on-site.

Attention was also drawn to the proposed office use and the references to former use classes as this application was submitted prior to 1 September 2020.

Site plans established the proposed locations for the site adaptations. This included: locating a recycling area next to the car park; a modular mobile unit on the west side of the site; and relocated, and new bicycle shelters. The addition of bat and bird boxes for ecological conservation were also noted by the officers, although these had not been recommended in the planning conditions as the application was for a temporary change of use.

Internal building plans of both the development centre and proposed modular office building were presented. The internal building layout of the development centre would provide staff with desk areas, meeting rooms of various sizes, break out rooms and toilet facilities. The modular building layout included twenty desk spaces, two break out rooms, five toilets and storage. In total, desk spaces would accommodate 164 individuals, and meeting rooms 73 individuals.

An elevation of the modular building was used by the presenting officer to depict the proposed two windows recommended in the officer report to be obscured on the west elevation facing Monkswell, Ely Place and Salisbury Place. This would ensure that the amenity of these residents could be protected. This responded to neighbours' concerns for privacy. Officers also noted tactile paving at the footpath crossing and the location for the recommended look 'Left' and 'Right' signs on Maris Lane as part of the recommended conditions for highway improvements.

The proposed application and initial Travel Plan were created with the aim of housing 260 members of staff from Babbage House and Shire Hall working in council services including: Cambridge SEND service, Youth Services, Youth Offending Teams and South Cambridgeshire Children's Team. The presenting officer acknowledged that the initial Travel Plan was based upon, but not limited to these teams. Agile working was expected to result in a maximum 164-person occupancy rate, with the expectation of an increase of 38 vehicle movements during the morning peak and an estimated 8 vehicle movements decrease during the afternoon peak. Traffic and transport will be managed through the Travel Plan and Parking Management Plan conditions, which include a requirement for an updated Travel Plan.

The presenting officer concluded that as no objections had been received from statutory consultees, the recommendation before the Committee was to grant planning permission subject to the conditions set out in paragraph 11.1 of report.

In response to Member questions, officers confirmed that historically cars had parked on the Development Centre's green spaces, when the site had been

used as a training centre.

Mr Richard Smith, agent for the applicant was invited to speak in support of the application. He stated that the office was acceptable in principle, as it would provide employment in a sustainable location in accordance with planning policy. To overcome residents' concerns, the applicant had worked with Planning and Transport officers to update the Travel Plan, Transport Statement and mitigation measures proposed. There were now no statutory objections or individual neighbouring objections to the proposal.

In response to Member questions, officers clarified that the clause 'until alternative arrangements can be made' meant that the temporary use was not expected to continue past the end of five years.

Local Member for Trumpington, Councillor Barbara Ashwood, was invited by the Chairman to speak on the application. She stated that Trumpington was a growing community and the area to the south of the site was a busy residential area. The footpath included on the site was a main access path, use of which had increased with the Addenbrookes extension. This led her to express concern regarding the impact that the planning application would have on the safety of children and local residents using the paths. She also expressed concern that changes made to the footpath may lead to an increase of vehicle usage and consequently negatively impact the environment.

There were no questions from Members for the local Member.

[Councillor Ashwood left the meeting for the debate and vote]

During debate of the application, Members expressed support for the application, highlighting that there were no objections from statutory consultees.

It was resolved unanimously:

That permission is granted subject to the conditions in 11.1 of the report and set out in Appendix B to these minutes.

Councillor Ashwood returned to the meeting upon the conclusion of the item.

117. Summary of decisions made under delegated powers

The Committee considered a summary of decisions made under delegated powers.

It was resolved unanimously to note report.

Chairman

Commencement of Development

1. The development hereby permitted shall be commenced not later than three years from the date of this permission. Within 14 days of the commencement of the development hereby approved, the County Planning Authority shall be notified in writing of the date on which the development commenced.

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 and in order to establish the timescales for those details provided by conditions and to enable monitoring of the development.

Approved Plans and Documents

2. The development hereby permitted shall be carried out in accordance with the application dated 27 February 2020 and the following approved drawings and documents (received 27/02/2020 unless otherwise specified) and as amended by the information approved as required by the following conditions:

- [Proposed] Site Plan, Drawing no. NPS-00-00-DR-A-()-010, Revision P10 by NPS Group, dated 06.01.21, received 06/01/2021 plan;
- Roof Plans as Existing Roof Plans as Proposed, Drawing no. NPS-DR-A-()-104, Revision P3, dated 18.01.21, received 19/01/2021;
- Plans as Proposed Elevations as Proposed, Drawing no. NPS-DR-A-()-102, Revision P11 by NPS Group, dated 25.11.20, received 25/11/2020;
- Ground Floor Plan Showing Alteration Works, Drawing no. NPS-DR-A-()-103, Revision P7, dated 25.11.20, received 25/11/2020;
- Junction Details to Front Extension, Drawing no. NPS-DR-A-()-105, Revision P2, dated 18.01.21, received 19/01/2021;
- Junction Details to Rear Extension, Drawing no. NPS-DR-A-()-106, Revision P2, dated 18.01.21, received 19/01/2021;
- Security Shutter Specification (WP36 Extruded), by Cooks Blinds & Shutters Ltd, received 29/07/2020;
- Wardale Cycle Shelter Specification, by Broxap, received 24/07/2020;
- Soft Landscape Plan, Drawing no. HBS-DR-L-800, Revision P2, dated 19 November 2020 by Hamson Barron Smith, received 23/11/2020; and
- Ecological Enhancement Measures – Position of X2 Bat Boxes and X2 Bird Boxes - April 2020, revision received 18/01/2021.

Reason: To define the permission and protect the character and appearance of the locality in accordance with policies 55 and 58 of the Cambridge City Local Plan (2018).

Materials

3. No brickwork is to be erected until the choice of brick, bond, mortar mix design and pointing technique have been submitted to and approved in writing by the County Planning Authority by means of sample panels prepared on site. The approved panels are to be retained on site for the duration of the works for

comparative purposes, and development must take place only in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy 61 of the Cambridge City Local Plan (2018).

Building Joinery

4. No new windows or doors shall be constructed in the existing building, nor existing windows or doors altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy 61 of the Cambridge City Local Plan (2018).

Hard Landscaping Joinery

5. No new fencing, trellis or pagoda shall be installed until drawings at a scale of 1:20 of all such joinery has been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the listed building in accordance with policy 61 of the Cambridge City Local Plan (2018).

Construction hours

6. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties in accordance with policy 35 of the Cambridge City Local Plan (2018).

Collection and delivery restrictions during construction

7. There shall be no collections from or deliveries to the site during the demolition and construction stages by any vehicle with a gross weight of more than 3.5 tonnes other than between the hours of 0930 hours and 1530 hours. All other collections from or deliveries to the site during the demolition and constructions stages shall not take place outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby properties and in the interests of highway safety in accordance with policies 35, 80, and 81 of the Cambridge City Local Plan (2018).

Doors and windows

8. All external doors and windows to / serving the ceremony room and associated waiting room shall remain closed during each ceremony.

Reason: To protect the amenity of nearby properties in accordance with policy 35 of the Cambridge City Local Plan (2018).

Building Noise Insulation

9. Prior to the operation of the premises as approved, full details of the following shall be submitted in writing to the County Planning Authority for approval:

- Final specifications of glazing to be incorporated into the upgrade of the building fabric (where proposed); and
- The type, specification and operational details of the sound control system to be incorporated into the design of the ceremony room as detailed in Section 5.4.3 of the Planning/Supporting Statement (inc Design and Access Statement) by NPS Group, dated November 2020 (v3), received 24/11/2020.

The noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be maintained and retained thereafter.

Reason: To protect the amenity of adjoining and adjacent residential properties in accordance with policy 35 of the Cambridge City Local Plan (2018).

Amplified music / voice prohibition – rear garden

10. No music, either amplified or acoustic, shall be played within (or piped into) external areas of the premises. All windows and doors for the ceremony taking place shall remain closed at all times whilst music is played within the venue.

Reason: To protect the amenity of adjoining and adjacent residential properties in accordance with policy 35 of the Cambridge City Local Plan (2018).

Use of the rear garden

11. The rear garden of the premises / venue to the north east of the building as shown hatched and annotated on [Proposed] Site Plan, Drawing no. NPS-00-00-DR-A-()-010, Revision P10 by NPS Group, dated 06.01.21, received 06/01/2021 shall not be used by visiting members of the public in association with an event, and access is only to be permitted for staff and contractors.

Reason: To protect the amenity of adjoining and adjacent residential properties in accordance with policy 35 of the Cambridge City Local Plan (2018).

Hours of use – marriage ceremonies

12. Marriage ceremonies shall only take place at the venue between the following hours: Mondays/Tuesdays/Wednesdays – 09.30hrs to 12.00hrs; Thursdays/Fridays – 09.30hrs to 16.15hrs (on Fridays 09.30hrs to 12.00hrs off

Peak); Saturdays – 10.00hrs to 17.45hrs; and No marriage ceremonies shall take place on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining and adjacent residential properties in accordance with policy 35 of the Cambridge City Local Plan (2018).

Noise Management Plan

13. Prior to the operation of the premises as approved, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the County Planning Authority on an annual basis for the first three years of operation. The NMP shall be proactive, considerate and provide neighbour-based control with the purpose of preventing, mitigating and reducing to a minimum potential adverse noise impacts and disturbance to local residents resulting from the hereby permitted use of the property. The NMP shall include details, undertakings and procedures for (but not be limited to) the following:

- The name(s) of on-site supervisor/s responsible for the behaviour of visitors, patrons and for liaison with local residents;
 - Procedure for the management and control of noise generating activities and the control of noise breakout from within the building;
 - Confirmation that no music (either amplified, voice or acoustic) will be played within the external area;
 - Confirmation that the NMP will be reviewed annually and implemented as per updated details;
 - Procedure / responsibilities for dealing with complaints – recording / logging of complaints and response within time limits and shall include details of how the complaint was resolved;
 - In the event that a noise complaint is received, the premises management will investigate the complaint and take action to establish the cause, avoid re-occurrence and inform the local authority;
 - Where activities are seen to generate complaints - procedure for how the NMP will be reviewed and adapted to mitigate against these issues;
 - Training of staff and/or customer to ensure awareness of noise control measures in place; and
 - Any other matters that are reasonably required by the local planning authority.
- The approved NMP shall be reviewed annually, be always followed and / or implemented and retained thereafter including after the period of 3 year review.

Reason: To protect the amenity of adjoining and adjacent residential properties in accordance with policy 35 of the Cambridge City Local Plan (2018).

Plant/machinery/equipment

14. No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the County Planning Authority. The scheme shall be carried out as approved and retained thereafter.

Reason: To protect the amenity of adjoining and adjacent residential properties in accordance with policy 35 of the Cambridge City Local Plan (2018). Artificial

Artificial Lighting

15. Prior to the installation of any new artificial lighting, an external artificial lighting scheme with detailed impact assessment shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at existing residential properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations detailed in the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed.

The artificial lighting scheme as approved shall be fully implemented before the use of the lighting permitted is commenced and shall be maintained and retained thereafter.

Reason: To protect the amenity of adjoining and adjacent properties in accordance with policies 34 and 59 of the Cambridge City Local Plan (2018).

Car and Cycle Parking

16. Prior to the operation of the premises as approved the twenty-seven (27) car parking spaces, eight (8) covered cycle parking spaces, and six (6) uncovered cycle parking spaces as shown on [Proposed] Site Plan, Drawing no. NPS-00-00-DR-A-()-010, Revision P10 by NPS Group, dated 06.01.21, received 06/01/2021/ shall be provided. Thereafter they shall be retained in their entirety for their specific use.

Reason: To ensure that car and covered cycle parking arrangements will be available at all times to serve the premises in accordance with policies 80, 81 and 82 of the Cambridge City Local Plan (2018).

Travel Plan

17. Prior to the operation of the premises as approved, an updated travel plan detailing the on street monitoring of Ascham Road and the surrounding streets within the Ascham Controlled Parking Zone shall be submitted to and approved in writing by the County Planning Authority.

Reason: To manage parking arrangements prior to the use commencing and to protect the amenity of nearby properties in accordance with policy policies 80, 81, 82 and 35 of the Cambridge City Local Plan (2018).

Temporary parking during construction

18. Adequate temporary facilities shall be provided clear of the highway for the parking, turning, unloading and loading of all vehicles visiting the site during construction in accordance with the Traffic Management Plan dated 24th April 2020 (May 2020 v1 received 22 May 2020).

Reason: To manage temporary parking arrangements during site works phase and to protect the amenity of nearby properties in accordance with policies 80, 81, 82 and 35 of the Cambridge City Local Plan (2018).

Landscape and Biodiversity Maintenance and Management

19. The development hereby permitted shall be constructed and maintained in complete accordance with the Landscape and Biodiversity Maintenance and Management Plan prepared by A.T. Coombes Associates Ltd, dated 20 November 2020 and the Soft Landscape Plan, Drawing no. HBS-DR-L-800, Revision P2, dated 19 November 2020 by Hamson Barron Smith, received 23/11/2020.

Reason: To ensure there is a net gain in biodiversity and in the interests of the visual appearance in accordance with policies 61 and 70 of the Cambridge City Local Plan (2018).

Replacement Planting and Seeding

20. Trees will be planted in accordance with the approved planting proposal. If within a period of five years from the date of the planting any tree, shrub, hedging or seeding fails or is removed other than in accordance with the approved details, that replacement tree, shrub, hedging or seeding, or any planted in replacement for it, is removed, uprooted or destroyed or dies, it shall be replaced by like for like replanting at the same place, unless the County Planning Authority has given prior written consent for any variation.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of net gain in biodiversity and visual amenity in accordance with Policies 61 and 70 of the Cambridge City Local Plan (2018).

Bat and Bird Boxes

21. Prior to the operation of the premises as approved, the bat and bird boxes identified on the Ecological Enhancement Measures – Position of X2 Bat Boxes and X2 Bird Boxes – April 2020 document received 28/04/2020, shall be installed. An annual (winter) maintenance inspection of the bat and bird boxes shall be carried out for a minimum of five years following installation. Any damaged boxes shall either be repaired or replaced prior to the start of the next bird nesting season (March).

Reason: To ensure there the measures proposed to achieve a net gain in biodiversity are installed and maintained in accordance with Policy 70 of the Cambridge City Local Plan (2018).

Informatives

Access Officer Recommendations

1. You are advised to give consideration to the access requirements highlighted by Cambridge City Council (Greater Cambridge Planning) – Access Officer, in respect of:

- d) Seating in waiting area should be of various heights; and, with and without arms; there should be space for wheelchair users;
- e) Rooms need hearing loops;
- f) Signage needs tactile information; and
- g) Decor must aid visually impaired people.

Plant noise insulation informative

2. To satisfy the plant sound insulation condition (set out in condition 15), the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

It is recommended that planning permission is granted for a temporary period of 5 years, subject to the following conditions:

Expiry Date

1. This permission is for a temporary period only and shall expire 5 years from the date of this decision and the use hereby permitted shall cease. The hereby permitted temporary building shall be removed from the site and the land reinstated to its former condition on or before the date 5 years from the date of this decision. The applicant/developer shall notify the County Planning Authority in writing of the date of the commencement of development within 14 days of the commencement of any part of the development.

Reason: To restrict the use to the temporary period applied to avoid prejudice to the housing land allocation of the Cambridge Local Plan 2018 in accordance with policies 1, 2, 3, 27 and 40 and proposal R16 of the Cambridge Local Plan 2018.

Approved Plans and Documents

2. The development hereby permitted shall be carried out in accordance with the application dated 19 February 2020 and the following plans received 19 February 2020 unless otherwise stated; and as amended by the information approved as required by the following conditions:-

- Location Plan drawing number 191115 – 01 dated 18-10 2019;
- Proposed Site Plan drawing number 191115 - 04 Rev 02 undated received 24 July 2020;
- Ground & First Floor Proposed Floor Plan drawing number 191115 - 03 - GF/FF Rev 01 dated 24-06-2020 received 24 July 2020;
- Foul Drainage Plan drawing number 191107 - 03 – Mobile undated;
- 7 Bay Modular Building number 638 Elevations drawing number 191115 – 03-01 dated Nov 19;
- Modular Building Proposed Floor Plan drawing number 191115–05 Rev 01 dated 24-06-2020 received 24 July 2020;
- Specification sheet: Wardale Cycle shelter by broxap undated received 24 July 2020;
- Planning/Supporting Statement (inc Design and Access Statement) v 2 dated July 2020 received 24 July 2020;
- Travel Plan May 2020 Hegsons HDC_1057/002_02 CPDC_TP Parts 1 and 2 received 29 May 2020;
- File Note - HDC1057_ 03_Cambridge Spokes CPDC Site Response to TAT Feedback – 10th June 2020 [Additional Transport Information] dated 16th July 2020 received 24 July 2020;
- File Note - HDC1057_ 04_Cambridge Spokes CPDC Site [Meeting Room Trip Generation] dated 22nd July 2020 received 24 July 2020;

- File Note - HDC1057_05_Cambridge Spokes CPDC Site A1309 / Anstey Way Junction Assessment [Junction Assessment Response] dated 19th August 2020 received 2 September 2020; and
- File Note - HDC1057_05_Cambridge Spokes CPDC Site – Addendum A1309 / Anstey Way Junction - Available Traffic Data [Addendum CPDC Junction Assessment Response] dated 31st August 2020 received 2 September.

Reason: To define the permission and protect the character and appearance of the locality in accordance with policies 1, 2, 3, 27, 28, 31, 32, 35, 36, 40, 58, 80, 81 and 82 of the Cambridge Local Plan 2018.

Implementation of Initial Travel Plan

3. This planning permission shall be implemented in accordance with the Travel Plan received 29 May 2020, until such time as an updated Travel Plan is approved by the County Planning Authority and implemented under condition 4 below.

Reason: To ensure the safe and efficient operation of the highway and to promote sustainable travel in line with the proposals submitted in accordance with policies 80 and 81 of the Cambridge Local Plan 2018.

Updated Travel Plan

4. No later than 9 months from the commencement of development identified under condition 1, an updated Travel Plan shall be submitted to and approved in writing by the County Planning Authority. The Travel Plan shall include but not be limited to suitable measures to promote sustainable forms of travel, the provision of a Travel Plan Co-ordinator, a monitoring review at least annually, and an implementation timetable. The Travel Plan shall be implemented in its entirety in accordance with the agreed timetable for the remainder of the duration of this temporary planning permission.

Reason: To ensure the safe and efficient operation of the highway and to promote sustainable travel in accordance with policies 80 and 81 of the Cambridge Local Plan 2018.

Car Parking Management Plan

5. No part of the development hereby permitted shall be first occupied until a Car Parking Management Plan has been submitted to and approved in writing by the County Planning Authority. The Car Parking Management Plan shall relate to the Travel Plan and include but not be limited to proposals to control and manage the use of and demand for on-site car parking facilities, including an implementation timetable. The approved Car Parking Management Plan shall be implemented in its entirety in accordance with the agreed timetable for the duration of this temporary planning permission.

Reason: In the interests of the safe and efficient operation of the highway in accordance with policies 81 and 82 of the Cambridge Local Plan 2018.

Motor Vehicle and Cycle Parking Provision

6. No part of the development hereby permitted shall be first occupied until the motor vehicle and cycle parking provision has been provided in its entirety. The motor vehicle parking provision shall be marked out in accordance with the details shown on Drawing number 191115 - 04 Rev 02. The motor vehicle and cycle parking shall thereafter be retained for the duration of this temporary planning permission.

Reason: In the interests of the safe and efficient operation of the highway in accordance with policies 81 and 82 of the Cambridge Local Plan 2018.

Paget Road Pedestrian Crossing

7. No part of the development hereby permitted shall be first occupied until the applicant has upgraded the existing drop kerb crossing on the western side of Paget Road at the existing crossing point to the path leading to King George V playing fields entirely in accordance with details, that shall include the provision of tactile paving, that have been previously submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of the safe and efficient operation of the highway in accordance with policy 81 of the Cambridge Local Plan 2018.

A1309 / Maris Lane Junction

8. No part of the development hereby permitted shall be first occupied until the existing A1309/Maris Lane junction is upgraded by the applicant to include the provision of 'LOOK LEFT' and 'LOOK RIGHT' white line markings at the pedestrian/cycle crossing points of this junction, in accordance with details that have been previously submitted to and approved in writing by the County Planning Authority.

Reason: In the interests of the safe and efficient operation of the highway at the A1309 / Maris Lane junction in accordance with policy 81 of the Cambridge Local Plan 2018.

Foul and Surface Water Drainage

9. No part of the development hereby permitted shall be first occupied until the foul drainage scheme shown on drawing number 191107-03 and the surface water scheme as described in paragraph 5.6.2. of the Planning/Supporting Statement (inc Design and Access Statement) July 2020 v2 have been implemented in their entirety. Both systems shall thereafter be retained for the duration of this temporary planning permission.

Reason: To prevent an increased risk of flooding and protect water quality in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

Temporary Modular Building - Obscuring of two windows

10. No part of the development hereby permitted shall be first occupied until the two smallest windows within the south western elevation of the temporary modular building have been obscured and shall be thereafter retained as such for the duration of this temporary planning permission.

Reason: To protect the amenity of occupiers of adjoining properties, in accordance with policy 35 of the Cambridge Local Plan 2018.

Hours of use

11. The buildings shall not be open outside of the hours of 0700 and 1900 daily Mondays to Fridays and shall not be open on Saturdays, Sundays, Bank or Public Holidays other than in an emergency or for cleaning and/or maintenance purposes.

Reason: To limit the use to that applied for in the interest of residential amenity in accordance with policy 35 of the Cambridge Local Plan 2018.

Construction Hours

12. All construction work and demolition work, including the operation of plant and construction related deliveries and collections, shall only be carried out between the following permitted hours: -

07:30 to 18:00 daily on Mondays to Fridays;
07:30 to 13:00 on Saturdays; and
at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of occupiers of adjoining properties and to control the construction hours, without impacting on the delivery of the project, in accordance with policy 35 of the Cambridge Local Plan 2018.

Construction Traffic Management Plan Considerations Statement

13. The development hereby permitted shall only be constructed in accordance with the Construction Traffic Management Plan / Considerations Statement, dated 07/02/2020, received 19 February 2020.

Reason: In the interests of highway safety, and to protect the amenity of nearby properties, in accordance with policies 36 and 81 of the Cambridge Local Plan 2018.

Informatives

Pollution Control

1. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year.

Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.