

## **PLANNING COMMITTEE: MINUTES**

Date: Thursday 21st February 2019

Time: 10.00am – 11.54am

Place: Kreis Viersen, Shire Hall, Cambridge

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

Officers: David Allatt – Transport Assessment Manager, Emma Fitch – Joint Interim Assistant Director, Environment and Commercial, Rachel Jones – Interim Development Management Officer Strategic and Specialist, Tracy Rockall – Planning Officer, Hannah Seymour-Shove – Transport Planning Officer, Daniel Snowdon – Democratic Services Officer, Julie Thornton – LGSS Law, and Alex Woolnough – Highways Development Management Officer.

### **76. APOLOGIES AND DECLARATIONS OF INTEREST**

No apologies were received

Councillor Connor informed the Committee that as he was Local Member for item 4, New Road Primary School, Whittlesey, he would step down from the Chair for that item and speak as Local Member. Councillor Gardener would therefore assume the Chair for that item and with the agreement of the Committee, would be assisted by Councillor Harford.

### **77. MINUTES – 13<sup>TH</sup> DECEMBER 2018**

The minutes of the Planning Committee meeting held on 13<sup>th</sup> December 2018 were agreed as a correct record and signed by the Chairman.

### **78. EXTENSION TO EXISTING SITE TO ALLOW STORAGE OF VEHICLES, COMPLIMENTARY TO END OF LIFE VEHICLE MANAGEMENT ON THE EXISTING SITE AND THE CREATION OF AN ASSOCIATED HARD SURFACE**

AT: AUTO SHELLS LTD, ASHLEY LODGE, CONQUEST DROVE,  
FARCET, PE7 3DH

APPLICANT: MR HASSAN ABOU ALAYWI

APPLICATION NO: H/5019/18/CW

The Committee considered an application for an extension to the existing site that allowed for the storage of vehicles, complementary to the end of life vehicle management on the existing site and the creation of associated hard surface.

The presenting officer began by highlighting to Members that the site was previously a civil engineering depot which was then sold and planning permission was granted by Cambridgeshire County Council for an end of life vehicle recycling centre. Members noted that the current arrangements at the site resulted in the requirement for vehicles to be stacked which was detrimental to the profitability of the operation as the stacking of vehicles invariably caused further damage to the vehicles.

Members noted the amendment sheet tabled at the meeting, attached at appendix A to these minutes that provided information regarding motor-vehicle insurance write-off categories and which also proposed an additional planning condition to be added that prevented stacking of vehicles at the site in the interests of visual amenity.

The presenting officer drew attention to the objections received that focussed on the setting of the site in the countryside and that the development of the land would be detrimental to the character and appearance of the area.

A site plan was shown to the Committee with attention drawn to the settlement of Farcet and Conquest Drove along which the site was located. Members were informed that Conquest Drove contained sporadic residential and commercial developments along it. Further plans that showed the existing and proposed site layouts were put before the Committee. Although not part of the current planning application before them, Members noted the location of an existing lean-to building that the applicant proposed to demolish and re-build. Members also noted the applicant's proposed planting arrangements for the site that included the removal of the current failed planting. Officers confirmed that a landscaping scheme would be required to be submitted to planning officers for approval as part of the proposed conditions.

Various photographs of the development were shown along Conquest Drove including views of the emergency access to the site. Members noted a photograph that showed large agricultural machinery travelling along the drove that illustrated the type of traffic that also used this route. This was to help frame the objection of a local resident who expressed concerns regarding damage to the road surface and verges by large vehicles.

In response to Member Questions officers:

- Confirmed that no objection had been received from the Highway Authority and that a turning facility was provided within the site to ensure that the turning of any vehicles did not take place outside the site and would therefore not cause damage to the verges on Conquest Drove.
- Explained that allowing general access to the site through the emergency access could have an adverse impact on neighbours as vehicles waiting at the gate could cause greater disturbance.

- Explained that the purpose of the extended storage was to prevent the stacking of vehicles. The site operator's business model relied upon being able to sell all the salvageable car parts and therefore by stacking the cars could cause more damage to them. The purpose of the application was to re-organise the site and planning conditions were therefore put in place to control the throughput at the site and limit the weekly vehicular movements.
- Confirmed that the objections raised in relation to 'the setting of the site in the countryside and that the development of the land would be detrimental to the character and appearance of the area' were from Huntingdonshire District Council and that these reasons for refusal were the same as those used historically for the rejection of the initial site that were lost at appeal.

Speaking in support of the application the applicant, Mr Hassan Alaywi provided the background to the planning application that had developed over the course of the last 3 years. He informed Members that the operation was a delicate process and that he was investing in the site in order to improve it.

Mr Abdul Sattar, environmental agent for the applicant continued by highlighting the strong environmental compliance at the site. He informed Members that the applicant had invested significantly in the site, including employing a planning agent to submit this planning application, in order to ensure the safety of operations and highlighted the clear need for that type of facility.

In response to Member questions the applicant and environmental agent:

- Confirmed that approximately 90 vehicles were currently stored at the site and that there would be sufficient space for the salvage work to be undertaken.
- Explained that the current application would allow vehicles to be moved from the existing area and stored more appropriately. The expansion would also allow vehicles to be processed in order that they could be returned to the road and provided a safer working environment.
- Confirmed the current Environment Agency (EA) permit allowed 5,000 tonnes of vehicles to be brought on to the site and that the EA considered the site to be low risk.

During debate Members:

- Commented that the objection relating to heavy vehicles at the site causing damage to the highway did not stand up as much larger agricultural vehicles travelled along Conquest Drove. There were existing commercial properties located along the drove and it was unclear how the proposed extension would make a material difference to the landscape and therefore strongly supported the application.
- Welcomed the purpose of the site.

It was proposed by Councillor Harford and seconded by Councillor Kindersley that the recommendation be put to the vote. On being put to the vote it was resolved unanimously to grant planning permission subject to the amended conditions attached at Appendix B to these minutes, which take account of the additional condition in Appendix A.

**79. DEVELOPMENT OF A PRIMARY SCHOOL AND PRE-SCHOOL/NURSERY FROM 6 CLASS ROOMS TO 2FE (14 CLASS ROOMS, 420 SPACES) INCLUDING ERECTION OF A TWO STOREY CLASSROOM BLOCK, MAIN HALL, AND SINGLE STOREY EXTENSIONS TO FORM PRE-SCHOOL WITH CANOPIES, ENTRANCE, LINKED EXTENSION, HARD PLAY AREA, MULTI-USE GAMES AREA, NEW PEDESTRIAN ENTRANCES, REINSTATEMENT OF CAR PARK, CYCLE, SCOOTER PROVISION, RELOCATION OF BUGGY STORE, LANDSCAPING, ELECTRICAL SUBSTATION AND REMOVAL OF MOBILE CLASSROOM.**

**AT: NEW ROAD PRIMARY SCHOOL, NEW ROAD, WHITTLESEY, PE7 1SZ**

**APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL**

**LPA NO: F/2009/18/CC**

Following his earlier declaration made at the start of the meeting, Councillor Connor retired from the Chair and moved to the public gallery.

Members considered an application for the development of a Primary School and Pre-School/Nursery from 6 class rooms to a 2 form entry and associated works located at New Road, Whittlesey.

The presenting officer introduced members of the Council's Transport Assessment Team and Highway Authority who were available for Members to ask technical questions of.

The Committee was presented a map of the local area that showed the location of the town in relation to Whittlesey area and a further site location plan on which key nearby areas were highlighted.

Members noted the representations that had been received from neighbours that largely focussed on traffic concerns and their location in relation to the school.

The existing site layout with vehicular and pedestrian access was shown and the current car park that contained a mobile classroom highlighted together with the playing fields and hard play area.

The proposed site plan was shown to the Committee and the proposed widened entrance highlighted to Members. The mobile classroom would be removed and parking as a result would be increased. There would be provision of 120 cycle and scooter parking bays and a waiting area for parents with a footpath entrance.

Elevations of the proposed school were shown with key features highlighted to Members who also noted the proposed construction materials.

In response to Member questions officers:

- Confirmed that with regard to cladding used at the school, all materials would be required to adhere to the necessary building control standards.
- Explained that 55% of children that attended the school currently walked or travelled by scooter or bicycle to school and 33% arrived by car. Attention was drawn to the travel plan that encouraged alternative transport methods.
- Explained that the footpath on New Road had not presented concerns regarding its adequacy in relation to scooter traffic based on current data.

Whittlesey Town Councillor Alan Bristow was invited to address the Committee. Councillor Bristow informed the Committee that he lived on New Road and had been a governor at the school. Although not against the expansion of the school, Councillor Bristow expressed concern regarding the proposed travel plan. Councillor Bristow questioned the accuracy of paragraph 8.1 of the officer report, explaining that there were in fact places for 210 pupils at the school. Councillor Bristow highlighted the lack of convenient crossing points across the A605 for pupils who would be living in the proposed new residential developments. There were also no pedestrian crossings along Cemetery Road. Councillor Bristow highlighted further issues in the area including, double parking that occurred in front of McCain's field and the limited parking at the nature reserve car park which could only accommodate 6 cars. Councillor Bristow questioned the feasibility of using the Manor Leisure Centre car park and questioned how the park and stride scheme would operate effectively. In conclusion, Councillor Bristow informed the Committee that the school was not the most popular in the Whittlesey catchment area and that the pupils that would attend the expanded school would be arriving by bus and car as walking would not be a viable alternative.

In response to Member questions Councillor Bristow:

- Explained that a nearby field (McCain's field) was offered for purchase to Cambridgeshire County Council (CCC) for £130k however the owner required the entire field to be sold and CCC would only agree to purchase a portion of the field. By expanding into part of the field, Councillor Bristow explained that the turning point would be much improved together with access to the school.
- Acknowledged that the nearby field (McCain's field) had potential contamination issues but that boreholes should be undertaken to assess this.
- Confirmed his concerns around paragraph 8,1 of the officer report and that only 210 pupil places was the correct figure.
- Explained that the children that would attend the expanded school in the future would not be from the immediate local area and would have to travel further and be less likely to walk to school.

The Council's Legal Officer reminded the Committee that the potential purchase of a nearby field did not form part of the planning application before them and therefore could not be taken into consideration.

Speaking in support of the application Mr David Fletcher, agent for the applicant and Mr Ian Trafford, 0-19 Area Education Officer (CCC) highlighted to Members the forecast growth for the Whittlesey area that predicted through the 5 year housing land supply that an approximate additional 890 houses would be constructed between 2019 and 2023. The latest pupil forecast data indicated that there would be requirement for a significant number of additional school places over the coming years and the site had been identified as suitable for expansion. It was highlighted that the planning application was submitted in summer 2018 and no objections had been received from statutory consultees. The concerns of the Town Council were noted and a thorough transport assessment had been undertaken and mitigations identified that were set out at paragraph 8.14 of the officer report.

In response to Member questions the applicant's agent and 0-19 Area Education Officer:

- Commented that it was difficult to predict accurately when the school would reach capacity however, it could be assumed that growth in the area would not cease in 2027 and the expansion provided sufficient capacity.
- Explained that the calculation used for child yields had changed since Camborne was developed and calculations were now based on a multiplier of 40 which was evidence based.
- In response to concerns raised regarding the suitability of facilities at the Manor Leisure Centre for park and stride, explained that robust management of the scheme was required and there was an agreement in place with the leisure centre that underpinned it.
- Emphasised the commitment of the school staff in making the park and stride scheme and wider travel plan a success.

The Local Member for Whittlesey South, Councillor Chris Boden addressed the Committee and commented that although the expansion to the school was needed, access to the school at drop-off and pick-up times presented issues. Councillor Boden accepted that the issues faced were common for all schools however, the scale of the planned expansion together with the continued development in the area would significantly exacerbate problems. Councillor Boden questioned the effectiveness of many of the proposed mitigations set out at paragraph 8.14 of the officer report, commenting that extending the keep clear road markings, while necessary, reduced the amount of available on-street parking. Parents already utilised the turning head at Lattersey Nature Reserve and questioned the effectiveness of a voluntary exclusion zone as it would not be enforceable. The proposed Park and Stride scheme would not be popular as many parents that drove their children to school lived within 1km of the school. Councillor Boden drew attention to the nearby archery field (McCain's Field) that could be utilised to

enhance parking and concluded by requesting that the matter be deferred in order that further work regarding transport could be undertaken.

The Local Member for Whittlesey North, Councillor David Connor was invited to address Members. Councillor Connor agreed with the comments and concerns of Local Members that had addressed the Committee. Councillor Connor focussed on the travel plan, in particular the proposed Park and Stride scheme. Pupils would have to cross a busy road that had no crossing points. Councillor Connor drew attention to concerns about the distance of the Park and Stride Scheme. The Travel Plan was not enforceable and would result in serious issues with traffic and pupils outside the school gates. The travel plan was seriously flawed and Councillor Connor commented that he would recommend that CCC move to purchase the adjacent field (McCain's field) following a thorough contamination assessment. In conclusion Councillor Connor appealed to the Committee to reject the Travel Plan and instruct officers to investigate acquiring the adjacent field in order that a new travel plan could be drafted.

The Council's Legal Officer again reminded the Committee that the potential purchase of a nearby field did not form part of the planning application before them and therefore could not be taken into consideration.

In response to Member questions Cambridgeshire County Council Highways Officer, Alex Woolnough:

- Explained how the transport assessment had been undertaken and the data it was based on.
- Advised that there was unrestricted on-street parking in the area for over 700 vehicles.
- Highlighted the proposed improvements to the turning area at Lattersey Nature Reserve.
- Drew attention to the proposed widened access to the school. Members noted that it was sufficient to accommodate a bus turning, however would not be required for that purpose.
- Commented that the mitigations proposed were appropriate and proportionate to the site. It was not possible to widen the footpath significantly, although the width did increase at various points.
- Drew attention to Park and Stride schemes that had been successfully implemented at other schools in the county.
- Explained that new pedestrian crossings were to be installed.

Councillor Hunt left the meeting at 11.43am and did not return.

During debate of the application a Member commented that although the application was not perfect, applications rarely were. In drawing attention the demand for school places in Cambridgeshire, there was a clear need for the expansion to the

school and could find no material reason to refuse planning permission. Local Members were encouraged to continue their hard work in making the Travel Plan work for the school.

It was proposed by Councillor Kindersley and seconded by Councillor Harford the recommendation be put to the vote. On being put to the vote it was resolved to grant planning permission [5 in favour, 1 against 0 abstentions] subject to the conditions attached at Appendix C to these minutes.

## **80. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS**

Councillor Connor returned as Chairman for this item.

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

Chairman



PLANNING COMMITTEE – 21<sup>ST</sup> FEBRUARY 2018

## AMENDMENT SHEET / DE-BRIEF SHEET

## ITEM 3: H/5019/18/CW AUTOSHELLS LTD.

AT: ASHLEY LODGE, CONQUEST DROVE, FARCET, PE7 1SZ

## AMENDMENT: CONDITION 9 STOCKPILE HEIGHT – ADDITIONAL CONDITION

No stacking of vehicles shall take place within the storage area extension hereby approved and all vehicles stored within this area shall be categorised as roadworthy vehicles compatible with end of life or vehicles falling within Driving Vehicle Licensing Agency vehicle categories C,D, N or S only.

Reason: *To control the height of stored vehicles in the interests of visual amenity and to prevent the risk of groundwater pollution in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

## FOR INFORMATION / TO NOTE

## Insurance Write-off categories

Category	Repairing the vehicle	Using the vehicle
A	Can't be repaired	Entire vehicle has to be crushed
B	Can't be repaired	Body shell has to be crushed, but you can salvage other parts from it
C	Can be repaired, but it would cost more than the vehicle's worth	You can use the vehicle again if it's repaired to a roadworthy condition
D	Can be repaired and would cost less than the vehicle's worth, but other costs (such as transporting your vehicle) take it over the vehicle's value	You can use the vehicle again if it's repaired to a roadworthy condition
N	Can be repaired following non-structural damage	You can use the vehicle again if it's repaired to a roadworthy condition
S	Can be repaired following structural damage	You can use the vehicle again if it's repaired to a roadworthy condition

<https://www.gov.uk/scrapped-and-written-off-vehicles/insurance-writeoffs>

Commencement

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

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

Approved plans and documents

2. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form dated 9 November 2018 and the following approved plans and documents (received 8 November 2018 unless otherwise stated), except as otherwise required by any of the following conditions set out in this planning permission:

- Drawing number 1 Rev A – Access & new screen planting. Extension to existing site to allow for storage of vehicles [Revised Access], by Matrix Planning;
- Drawing number 2 Rev A – Access & new screen planting. Extension to existing site to allow for storage of vehicles [Proposed Screen Planting]; and
- Flood risk Assessment by Matrix Planning dated 08.11.18.

**Reason:** *To define the site and to protect the character and appearance of the locality in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

Use of land

3. The area identified as '3. Vehicle Storage' on Drawing number 1 Rev A – Access & new screen planting. Extension to existing site to allow for storage of vehicles [Revised Access], by Matrix Planning shall only be used for vehicle storage and for no other purpose.

**Reason:** *To protect the amenities of adjacent land users in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

Hours of operation

4. No vehicles or plant shall be taken onto the site or dispatched from the site and there shall be no working within the site before 7.00 am or after 7.00 pm Monday to Friday, before 7.30 am or after 1 pm on Saturday. On Sundays and Bank / Public Holidays no vehicles or plant shall be taken onto the site or dispatched from the site and there shall be no working within the site.

**Reason:** To protect the amenities of adjacent land users in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).

#### Facility throughput

5. No more than a total of 1000 tonnes of scrap materials as permitted under planning permission H/5015/10/CW shall be accepted at the site in any one calendar year. The operator shall maintain a record of the type, quantity (in tonnes) and origin of the feedstock delivered, and the date of delivery. These records shall be kept on the site so that they are available for immediate inspection by Council officers between the hours of 0900 and 1700 Monday to Friday and the records must be able to be collated into a report that will be supplied to the waste planning authority within 10 working days of a written request.

*Reason: It has not been demonstrated that the local public highway network is capable of safely accommodating higher number of vehicle movements and in the interest of the amenity of occupiers of nearby properties in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and to enable compliance with condition 9 to be monitored.*

#### Access

6. Access to the vehicle storage area hereby approved shall be achieved through the existing site access only and the access directly into the storage area shall be maintained solely as an emergency access as detailed on approved Drawing number 1 Rev A – Access & new screen planting.

*Reason: In the interest of the amenity of occupiers of nearby properties in accordance with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and to enable compliance with condition 9 to be monitored.*

#### Lighting

7. No additional external lighting shall be erected or installed unless full details have been submitted to and approved in writing by the Waste Planning Authority. The external lighting shall be erected or installed and maintained in accordance with the approved details.

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

#### Burning of Waste

8. There shall be no burning of any waste on the site.

**Reason:** *In the interests of pollution control and residential amenity in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

#### Stockpile height

9. The height of any individual stored vehicle shall not exceed 3.0 metres above ground level of the site unless otherwise agreed in writing by the Waste Planning Authority.

**Reason:** *To control the height of stored vehicles in the interests of visual amenity and the amenity of nearby residents in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

#### Vehicle restrictions

10. No more than 20 vehicle movements (10 in and 10 out) and 1 HCV vehicle movement shall enter the site in any one week. A daily record of all vehicles movements shall be maintained at the site and made available on request for the inspection by the Waste Planning Authority in line with condition 5.

**Reason:** *In the interests of highway safety and amenity and to comply with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

#### Landscape Scheme

11. Prior to the commencement of development full details of the Landscape Scheme shall be submitted to and approved in writing by the Waste Planning Authority. A detailed landscape scheme shall include the species list, height and density of planting and a landscape management plan for the duration of 5 years. The approved Landscape Scheme shall be implemented in full within the first available planting season following the occupation of the site.

**Reason:** *In the interests of visual amenity and nature conservation in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011). The details for landscaping are required ahead of the construction phase in order to protect visual amenity so must be agreed before development commences.*

#### Replacement Planting

12. If, within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Waste Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place during

the next available planting season, unless the Waste Planning Authority gives its written consent to any variation.

***Reason:*** *In the interests of visual amenity and the amenity of nearby residents in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

Commencement

1 The development hereby approved shall be commenced not later than 3 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:** *To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the planning and compulsory Purchase Act 2004.*

2 Occupation of the development

Within 14 days of the first occupation of any part of the development hereby permitted, the County Planning Authority shall be notified in writing of the date on which the development is first occupied.

**Reason:** *In order to be able to establish the timescales for the approval of details reserved by conditions in accordance with Policy LP2 and LP16 of the Fenland Local Plan May 2014.*

3 Approved documents

The development hereby permitted shall be carried out in accordance with the application dated 3 July 2018 and the following plans and documents (received 3 July 2018, unless otherwise stated); and as amended by the information approved as required by the following conditions: -

- Location Plan Drawing Number P0580-A-200 Revision 01 dated 20.06.2018
- Proposed Demolition Plan Drawing Number P0580-A-215 Revision 01 dated 18.06.2018
- Proposed Demolition Roof Plan Drawing Number P0580-A-216 Revision 01 dated 18.06.2018
- Proposed Site Plan Drawing Number P0580-A-220 Revision 02 dated 03.07.2018
- Proposed Roof Plan Existing Building Drawing Number P0580-A-222 Revision 01 dated 21.06.2018
- Proposed Ground Floor Plan New Build Drawing Number P0580-A-223 Revision 01 dated 21.06.2018
- Proposed First Floor Plan New Build Drawing Number P0580-A-224 Revision 01 dated 21.06.2018
- Proposed Roof Plan New Build Drawing Number P0580-A-225 Revision 01 dated 29.06.2018

- Proposed Site Elevations Drawing Number P0580-A-230  
Revision 03 dated 30/01/19
- Proposed Elevations Drawing Number P0580-A-231  
Revision 03 dated 02.07.2018
- Proposed Sections Drawing Number P0580-A-232  
Revision 02 dated 29.06.2018
- Proposed Fire Strategy Drawing Number P0580-A-235  
Revision P1 dated 21.06.2018
- Proposed Fire Strategy First Floor Drawing Number  
P0580-A-236 Revision 01 dated 21.06.2018
- External Works Proposal Drawing Number HPL-LS01  
Rev P8 dated 02.07.2018
- Planting Proposals Drawing Number HPL-LS02 Rev P2  
dated 02.07.2018
- Tree Protection (Proposed) v4 dated 02/07/2018.
- Proposed External Works Construction Details Drawing  
Number 10-7969\_XX-DR-C1030 Rev T2 dated 05.10.18
- Proposed External Works Plan Drawing Number 10-  
7969\_XX-DR-C1000 Rev T2 dated 05.10.18
- Proposed Drainage Plan 10-7969\_XX\_DR D2000 T3 dated  
22.01.19 received 23.01.19;
- Proposed Drainage Details 10-7969\_XX\_DR-D2030 T2 dated  
22.01.19 received 23.01.19;
- MUGA Proposals Drawing Number HPL-LS05 Rev P1  
dated 13.09.18
- Flood Risk Assessment and Drainage Strategy Rev B  
dated 22 October 2018.
- Ecological Impact Assessment Bats by Greenwillows  
Associates Ltd dated August 2018
- Transport Assessment by Scott White and Hookins dated  
November 2018
- School Travel Plan Update by Scott White and Hookins  
dated October 2018
- Responses to 1598\_TA Review dated 07.11.18
- Technical Note 001 on the Noise Impact by MLM Group  
dated 26 October 2018
- Offsite S278 Highway Improvement Works: General  
Arrangements Drawing Number WCPS-PDL-EX-ZZ-DR-C-  
1900 Rev P1 dated 06.11.18
- Off Site Access S278 Works Drawing Number WCPS-  
PDL-EX-ZZ-DR-C-1101 Rev P2 dated 28/01/19
- Revised Highway mitigation plan 10-7969\_ZZ-DR-C1900  
Rev P5 dated 22.01.19 received 23.01.19
- School bus procedures dated January 2019

**Reason:** To define the site and protect the character and appearance of the locality in accordance with policies LP1, LP2, LP3, LP6, LP11, LP13, LP14, LP15, LP16, LP17 and LP19 of the Fenland Local Plan May 2014.

4 Roof Stripping and Demolition – Bats

No demolition or roof stripping shall be carried out until the roofs of all existing buildings to be altered or demolished have been inspected by a licenced Ecologist and soft-stripped in the presence of a licenced Ecologist in strict accordance with the details in the Ecological Impact Assessment: Bats Report August 2018.

***Reason:*** *To minimise impact upon bats and ensure that there is no net loss in biodiversity in accordance with Policy LP19 of the Fenland Local Plan May 2014.*

5 Amphibian Protective Fencing

No development shall commence until the amphibian protective fencing has been erected as shown within the greenwillows associates ltd letter dated 24/01/2019. The protective fencing shown within the greenwillows associates ltd letter dated 24/01/2019 shall be thereafter retained for the full duration of the development to which it relates.

***Reason:*** *To prevent protected species and other notable amphibians including Great Crested Newts entering the working area and leading to harm in accordance with Policies LP16 and LP19 of the Fenland Local Plan May 2014.*

6 Tree Protective Fencing

No development shall commence upon any part of the Multi Use Games Area (MUGA); or the reinstatement of the car park; or the erection of any part of the electricity sub-station facility until the tree protective fencing has been implemented in full in relation to that part of the development as shown on Tree Protection (Proposed V4) drawing dated 02/07/2018. All protective fencing shall be thereafter retained for the full duration of the development to which it relates.

***Reason:*** *In the interests of landscape character and nature conservation in accordance with Policies LP16 and LP19 of the Fenland Local Plan adopted May 2014.*

External Facing and Roofing Materials

7 No development shall commence on the construction of the extension hereby permitted above ground level until full details of facing and roofing materials shall have been submitted to and approved in writing by the County Planning Authority. The development shall be constructed in accordance with the approved details.

***Reason:*** *To protect the character and appearance of the locality in accordance with policy LP16 of the Fenland Local Plan May 2014.*



#### Construction / Demolition Delivery and Collection Hours

8 No construction or demolition related deliveries to or from the site, or removal of waste or materials to or from the site, shall take place during school term time between the hours of 8.30am – 9.30am and 2.30pm and 3.30pm – 4pm Mondays to Fridays.

**Reason:** *In the interests of highway safety and to protect the amenity of occupiers of nearby properties in accordance with Policies LP11, LP15 and LP17 of the Fenland Local Plan May 2014.*

#### Construction and Demolition Works

9 All construction work, including the operation of plant and the demolition of buildings shall only be carried out between the following permitted hours and as restricted by Condition 8 above:

08:00 to 18:00 daily on Mondays to Fridays;

08:00 to 13:00 on Saturdays;

And, at no time on Sundays, Bank or Public Holidays.

**Reason:** *In the interests of highway safety and to protect the amenity of occupiers of nearby properties in accordance with Policies LP2 and LP16 of Fenland Local Plan May 2014.*

#### Construction Method Statement

10 The extension hereby permitted shall only be implemented in full compliance with the Construction Environmental Management Plan (CEMP) submitted by KIER, dated 27/06/18.

**Reason:** *To protect the amenity of nearby properties, existing biodiversity on site and the wider environment in accordance with Policies LP2, LP16 and LP19 of the Fenland Local Plan May 2014.*

#### Traffic Management Plan

11 The extension hereby permitted shall only be implemented in compliance with the “Transportation and Traffic Management Plan” dated 07.06.2018.

**Reason:** *In the interests of highway safety and to protect the amenity of nearby properties in accordance with Policies LP2, LP15, LP16 and LP17 of the Fenland Local Plan May 2014.*

#### Hard Court Areas and Sports Pitch Provision

12 The extension hereby permitted shall not be occupied until the hard court areas and sports pitch provision as shown on the Proposed Site Plan drawing number P0580-A-220 Rev 02 dated 03.07.2018; the MUGA Proposals drawing number HPL-LS05 Rev P1 dated 13.09.2018; the Proposed External Works Plan drawing number 10-7969-XX-DR-C1000 Rev T2 dated 05.10.18 and the Proposed External Works Construction Details drawing number 10-7969-XX-DR-C1030 Rev T2 dated 05.10.18 shall have been constructed, and marked out in accordance with the approved details.

The hard court areas and sports pitch provision shall be made available for use, and thereafter retained as sports provision only.

***Reason:*** *To ensure the school makes adequate safe provision for outdoor sports facilities in accordance with Policies LP2 and LP16 of the Fenland Local Plan May 2014.*

#### Cycle Racks and Scooter Parking

13 The extension hereby permitted shall not be occupied until the cycle and scooter provision detailed on the Proposed Site Plan drawing number P0580-A-220 Rev 02 dated 03.07.2018 shall have been installed in its entirety and made available for use. The cycle and scooter parking provision shall thereafter be retained in accordance with the approved details for its specific use.

***Reason:*** *To promote sustainable travel in accordance with Policies LP2 and LP15 of the Fenland Local Plan May 2014.*

#### Car Parking

14 The extension hereby permitted shall not be first occupied until the parking spaces as shown on Proposed Site Plan drawing number P0580-A-220 Rev 02 dated 03.07.18, Offsite S278 Highway Improvement Works: General Arrangements Drawing Number WCPS-PDL-EX-ZZ-DR-C-1900 Rev P5 dated 22/01/19 shall have been demarcated, levelled, surfaced, drained and provided in their entirety. Thereafter they shall be retained in their entirety for their specific use.

***Reason:*** *To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policies LP2, LP15 and LP17 of the Fenland Local Plan May 2014.*

#### Off- site works

15 The extension hereby permitted shall not be first occupied until a 1.8m wide footway; an uncontrolled pedestrian crossing; a turning head and vehicular access

improvements have been constructed in their entirety and laid out in accordance with the approved details shown on the Offsite S278 Highway Improvement Works: General Arrangements Drawing Number WCPS-PDL-EX-ZZ-DR-C-1900 Rev P5 dated 22/01/19 and with constructional details to have been previously submitted to and approved in writing by the County Planning Authority.

***Reason:*** *In the interests of highway safety in accordance with Policies LP2, LP15 and LP17 of the Fenland Local Plan May 2014.*

#### School access

16 The extension hereby permitted shall not be first occupied until the existing school access has been laid out in accordance with drawing number WCPS-PDL-EX-ZZ-DR-C-1101 Revision P2 dated 28/01/19 and constructed in accordance with detailed plans to be submitted and approved in writing by the County Planning Authority.

***Reason:*** *In the interests of highway safety in accordance with Policies LP2, LP15 and LP17 of the Fenland Local Plan May 2014.*

#### Highways

17. The extension hereby permitted shall not be first occupied until details of the road markings restricting school parking along New Road in relation to the land immediately adjacent to the school and details of pedestrian guard railings at the site pedestrian access points have been submitted to and approved in writing by the County Planning Authority.

Prior to the occupation of the extension hereby permitted the approved road markings and pedestrian guard railings shall be implemented in full in accordance with the approved details and retained thereafter.

Reason: To restrict parking in the immediate vicinity of the school in the interest of Highway safety in accordance with Policies LP2, LP15 and LP17 of the Fenland Local Plan May 2014.

#### School Travel Plan

18 Within nine months of first occupation of any part of the extension hereby permitted, a revised School Travel Plan shall be submitted to, and approved in writing by, the County Planning Authority. The approved School Travel Plan shall include mitigation measures including the provision of, when required, a Park and Stride Scheme using the Manor Leisure Centre Station Road car park and building; an implementation timetable and details relating to its review

and the approved updated School Travel Plan shall be implemented in full in accordance with the agreed timetable.

**Reason:** *To ensure the safe and efficient operation of the highway and promote sustainable travel in accordance with Policies LP2, LP15 and LP17 of the Fenland Local Plan May 2014.*

#### Hard and Soft Landscaping and Biodiversity Implementation and Management

19 The extension hereby permitted shall not be first occupied until the hard and soft landscaping, and biodiversity enhancements referred to in the Landscaping and Biodiversity Management Plan June 2018 and in accordance with Planting proposals Drawing Number HPL-LSO Rev P2 dated 02/07/18, and Planting Schedule P2 received 03.07.18 have been carried out in their entirety.

**Reason:** *In the interests of landscape character and nature conservation in accordance with Policies LP16 and LP19 of the Fenland Local Plan May 2014.*

#### Replacement Planting

20 If within a period of five years from the date of its planting any tree, shrub or seeding fails or is removed other than in accordance with the approved details, that tree, shrub or seeding, or any tree, shrub or seeding 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 ensure there is a net gain in biodiversity and in the interests of the visual appearance in accordance with LP16 and LP19 of the Fenland Local Plan May 2014.*

#### Protection of Mammals

21 During construction works all open construction trenches shall be capped overnight or a means of escape from the construction trenches shall be provided to ensure the protection of mammals on site.

**Reason:** *In the interests of preventing mammals from being trapped in accordance with Policies LP16 and LP19 of the Fenland Local Plan May 2014.*

#### Lighting

22 No new lighting shall be installed except in accordance with the lighting details approved and shown on the External lighting Layout plan Drawing number 1726/E604 dated

May 2018. All new lighting installed shall thereafter be retained and operated only in accordance with the approved details.

**Reason:** *To prevent inappropriate light pollution, unacceptable loss of residential amenity and to minimise impact upon bats in accordance with policies LP2, LP16 and LP19 of The Fenland Local Plan May 2014.*

#### Foul and Surface Water Drainage

23 The development hereby permitted shall not be first occupied until the foul and surface water drainage scheme as shown the following drawings:-

- Proposed External Works Plan 10-7969\_XX\_DR-C1000 T2 dated 05.10.18
  - Proposed External Works Construction Details 0-7969\_XX\_DR-C1030 T2 dated 05.10.18
  - Proposed Drainage Plan 10-7969\_XX\_DR D2000 T1 dated 05.10.18;
- And
- Proposed Drainage Details 10-7969\_XX\_DR-D2030 T1 dated 05.10.18;

shall be constructed in full accordance with the approved details.

**Reason:** *To prevent an increased risk of flooding and protect water quality in accordance with Policies LP1 and LP14 of the Fenland Local Plan May 2014.*

#### Maintenance of surface water drainage scheme

24 The approved scheme and timetable for maintenance of the surface water drainage scheme contained within Appendix K of Flood Risk Assessment and Drainage Strategy Rev B dated 22 October 2018 shall be implemented in full in accordance with the approved details.

**Reason:** *To prevent an increased risk of flooding and protect water quality in accordance with Policies LP1 and LP14 of the Fenland Local Plan May 2014.*

#### BREEAM

25

Within 6 months of the commencement of development:-

- i) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM Buildings; scheme or a bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM overall assessment of Very Good shall be submitted to the County Planning Authority;
- And

ii) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of within an overall assessment of Very Good shall be submitted to, and approved in writing by, the County Planning Authority. A completed pre-assessment estimator will not be acceptable. Where the design stage certificate shows a shortfall in credits for BREEAM Very Good, a statement shall be submitted identifying how the shortfall will be addressed.

**Reason:** *To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policies LP1 and LP14 of the Fenland Local Plan May 2014.*

#### BREEAM Post-Construction Review

- 26 Within 12 months 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:** *To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policies LP1 and LP14 of the Fenland Local Plan May 2014.*

#### Details of Photovoltaics

- 27 The development hereby permitted shall not be first occupied until details of the photovoltaics shown on New Build Roof Level Plan, Drawing Number WCPS-SBA-01-RF-DR-A-0012, Revision: P06, dated 31.05.2018, shall be submitted to, and approved in writing by the County Planning Authority. The photovoltaics shall be installed in their entirety in accordance with the approved details.

**Reason:** *To ensure that the development is sustainable in accordance with Policies LP1 and LP14 of the Fenland Local Plan May 2014.*

#### Site Noise Management and Mitigation Plan

- 28 The extension hereby permitted shall not be first occupied until details of a noise management and mitigation plan has been submitted to and approved in writing by the County Planning Authority. The plan shall include, but not be limited to:

- (a) any proposed mitigation measures or limitations of hours of use to ensure that noise levels are controlled within the site;
- (b) details of where on site the register of any noise complaints will be kept and updated with actions taken for inspection by the County Planning Authority; and
- (c) the details of noise complaint procedures, and the measures the applicant will take in the event noise limits assessed in the planning application have been exceeded such as further mitigation measures that could be introduced.

Occupation of the extension shall not be permitted until all of the provisions of the approved noise management and mitigation plan are approved in writing by the County Planning Authority . The approved mitigation measures shall be thereafter retained and activities shall take place in full accordance with the approved noise management and mitigation plan thereafter.

***Reason:*** *To limit the effects on local amenity and to control the impacts of the development in accordance with Policy LP16 of the Fenland Local Plan May 2014.*

#### Unexpected Contamination

29 If, during development, contamination not previously identified is found to be present at the site then no further development, shall be carried out until the applicant has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the County Planning Authority. The remediation strategy shall be implemented as approved.

***Reason:*** *To prevent the increased risk of pollution to the water environment, in accordance with Policies LP1 and LP14 of the Fenland Local Plan May 2014.*

#### Informatives

1. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public

Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

2. The applicant should note that the nature of the highway works proposed will necessitate the completion of a Short Form 278 Highway Works Agreement between the developer and the LHA prior to commencement.

#### Surface Water Run off

3. The pipe between manholes SWMH 05 and SWMH 06, SWMH 20 and SWMH 22 and SWMH 23 appears to be positioned beneath a building. It is acknowledged that this system will be adopted, this practice contradicts the principles outlined in Paragraph 8, section C3.1 of Sewers for Adoption 7<sup>th</sup> Edition – A Design & Construction Guide for Developer which states that: *‘surface water sewers and lateral drains should not normally be constructed under any building...Where it is not reasonably practicable to route the sewer around the building, surface water sewers with a nominal internal diameter of no more than 100mm may be laid under a building, provided that the sewer takes the drainage from no more than one rainwater pipe...’*

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 water course 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.

#### Anglian Water – connection to the public sewer or surface water disposal advice

4. If the applicant intends to connect to the public sewer notification of intention to connect is required under S106 of the Water Industry Act and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

The surface water disposal rate must meet Anglian Water's minimum self cleansing rate of 5.0l/s.

#### Bird breeding

5. The operational set up should avoid the bird breeding season February to August inclusive to avoid damage to nesting species. If this is not practicable then a nesting bird survey should be undertaken by an experienced ecologist prior to the site clearance commencement to identify whether active nests are present. If any nests are found they should be clearly marked and avoided until after the young have fledged and left the nest.



### Bats

6. As a precautionary measure any lead flashing should be stripped by hand prior to any large scale work commencing. If bats are found to be present then work should cease until further advice is sought from a licensed ecologist on how to proceed. The Ecology Officer has stated that a European Protected Species Licence will be required under separate legislation.

### Historic Landfill

7. The applicant's attention is drawn to the fact that the development site is within 250 metres of a former waste disposal site and it is your responsibility to ensure the safe development and secure occupancy of the development. Should the applicant need further information with regard to the landfill site, they are advised to contact the County Council as the Waste Disposal Authority for this information.