

PLANNING COMMITTEE: MINUTES

Date: Thursday 5 November 2020

Time: 10.00 a.m. to 10.50am

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

Officers: Emma Davies – Principal Sustainability Officer, Dr Jon Finney – Highway Development Management Officer, Emma Fitch – Joint Interim Assistant Director, Environment and Commercial, Philippa Kelly – Principal Planning Officer (Strategic Sites Team) Greater Cambridge Shared Planning Team, Jaspreet Lyall – LGSS Law, Travine Monteiro – Built Environment Team Leader, Dallas Owen – Development Management Officer and Daniel Snowdon – Democratic Services Officer.

107. Apologies:

Apologies were received from Councillor Ashwood.

108. Declarations of Interest

There were no declarations of interest.

109. Minutes – 1st October 2020

The minutes of the 1st October 2020 were agreed as a correct record and would be signed by the Chairman at a later date

110. Erection of a two-storey, 2 form entry primary school to accommodate 420 pupils with a 52-place nursery, creation of new access for vehicles, cyclists and pedestrians, car park, landscaping and associated infrastructure.

At: Land north of Newmarket Road, Cambridge

Applicant: Cambridgeshire County Council

Application Number: FMW/003/20

The Committee considered a report that sought planning permission for the erection of a two-storey, two form entry primary school to accommodate 420 pupils with a 52-place nursery together with the creation of new access for vehicles, cyclists and pedestrians, car park, landscaping and associated infrastructure.

The presenting officer provided a summary of the agenda pack and plans provided to the Committee.

Members noted that a previous planning application had been refused by the Joint Development Control Committee - Cambridge Fringes (JDCC) so it was considered prudent for the application to be brought before the Committee and noted further that no objections had been received from statutory consultees. The application focussed on the reasons for the previous refusal of planning permission relating to design, access and sustainability.

An aerial view was shown to Members that illustrated the wider context of the location of the site with nearby villages and roads highlighted, together with a further slide that provided the location of the nearby park and ride site and Cambridge Airport. A plan was shown that provided details of proposed public rights of way to the site that had been submitted to the Highway Authority for approval. A site plan was also shown that highlighted residential properties to the west and north which were in various stages of construction.

School plans had been designed in accordance with the masterplan for the wider site and various drawings and elevations were shown to the Committee. Construction materials had not yet been agreed and a slide was shown that provided an indication of the likely materials to be used.

Members' attention was drawn to play areas together with possible ideas for playground markings to encourage imaginative play.

The presenting officer concluded that on the basis that there were no objections received from statutory consultees and the work the applicant had undertaken to improve the application, the recommendation before the Committee was to grant planning permission subject to the conditions set out in paragraph 11.1 of the officer report.

In response to Member questions officers:

- Clarified that regarding paragraph 6.13 of the officer report, relating to road safety and the travel plan, was in relation to the draft condition. When applications were submitted they were submitted on the basis of an outline travel plan but would require a formal one to be submitted.
- Explained that with regard to surface water drainage, when the conditions are discharged the developer would consult the lead local flood authority which looked at the wider context of the development as a whole. The applicant had connected to the wider development and maintenance and access was secured by condition.

- Provided clarification regarding the gate to the staff carpark. A Member expressed concern that if it was not controlled at opening and closing time of school it would encourage parents to use it as a drop off location. Officers explained that it would be a management issue for the school and encompassed by the Travel Plan. The school was aware of the Highway Authority's concerns and therefore an informative had been drafted as part of the report that clearly set out how access should be controlled. Officers were confident that the gate could be successfully managed through the Travel Plan. The school had been designed on the basis of its intake of children living on the wider development and those children arriving from further afield would most likely use the park and ride car park which was more convenient and there was an attractive footpath route to the school.
- Explained that the comments from CamCycle related to areas outside of the red line boundary for the school planning application site and had therefore been addressed by the wider development. Officers explained further that the guidance referred to by CamCycle came into effect a month later than the crossing was granted under the permission for the wider site. Crossing points should be installed when traffic moved at high flows and high speeds. Officers were of the view that the route did not represent high flow and it was unlikely to be high speed. The lack of a controlled crossing allowed cyclists to maintain momentum and cross carefully. What CamCycle was requesting was not necessarily an appropriate solution and would not be in the context of the wider development.

The Chairman invited Mrs Lisa Skinner, agent for the applicant to address the Committee. Mrs Skinner began by highlighting the importance of the school and nursery to the infrastructure of the wider development. Extensive work had been undertaken since the decision of the JDCC to refuse planning permission to mitigate concerns; specifically regarding the access strategy for the site and the sustainability of the building. The work resulted in a new application being submitted on the main master plan of the development which was approved earlier in the year. The application also updated internal access design. The building had been designed to a high standard regarding sustainability to receive a good rating. The school integrated with the market square and provided a focal point and would fully integrate with future buildings. South Cambridgeshire District Council's Urban Design Officer strongly supported the application and the Quality Panel acknowledged the improvements that had been made to the application.

Mrs Skinner informed the Committee that the school would be intending to close the gates 30 minutes before and after the opening and closing of school and would form part of the Travel Plan.

In response to Member questions Mrs Skinner confirmed that the application was entirely separate to any proposed development at Marshalls Airfield.

Local Member Councillor John Williams had been invited to address the Committee. However, the clerk informed Members that he had been unable to attend.

During debate of the application Members:

- Commented that the application was sensible, with one area of concern that was outside of the red-line boundary. There was therefore no reason for refusal of the application.
- Supported and welcomed the approach to imaginative play set out within the application.
- Noted the concern of the JDCC regarding conflict between different modes of transport and having carefully assessed the modifications to the application and noting that the site was not without constraints would be supporting the application.

Officers drew attention to informative 7 contained on page 43 of the agenda pack and suggested with the approval of the Committee that it be amended to make reference to the pedestrian gate being opened but the car access being closed. The Committee indicated its support for the amendment.

It was proposed by Councillor Kindersley and seconded by Councillor Hunt that the recommendation be put to the vote.

It was resolved unanimously:

That permission is granted subject to the conditions set out in Appendix A to these minutes and the amendment of Informative 7.

111. 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

1. The development hereby permitted shall be commenced no later than 3 years from the date of the decision notice. Within 14 days of the commencement of the development hereby permitted 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.

Occupation of Development

2. 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 was first occupied.

Reason: In order to be able to establish the timescales for the approval of details reserved by conditions.

Approved Plans and Documents

3. The development hereby permitted shall be carried out in accordance with the details set out in the following approved drawings and documents (received 22 January 2020, unless otherwise specified), and as amended by the information approved as required by the following conditions:

- Site Location Plan (drawing number WING-RHP-PS-XX-DR-A-300 Rev. 04), dated 19 December 2018;
- Proposed Site Plan (drawing number WING-RHP-PS-XX-DR-A-302 Rev. 06) dated 8 January 2020;
- Ground Floor General Arrangement Plan (drawing number WING-RHP-PS-00-DR-A-303 Rev. 10) dated 8 January 2020;
- First Floor General Arrangement Plan (drawing number WING-RHP-PS-01-DR-A-304 Rev. 08) dated 8 January 2020;
- Roof General Arrangement Plan (drawing number WING-RHP-PS-02-DR-A-305 Rev. 09) dated 1 July 2020 received 26 September 2020;
- Site Elevations (drawing number WING-RHP-PS-ZZ-DR-A-310 Rev. 06) dated 20 December 2019;
- General Arrangement Elevations Sheet 1 (drawing number WING-RHP-PS-ZZ-DR-A-311 Rev. 08) dated 20 December 2019;
- General Arrangement Elevations Sheet 2 (drawing number WING-RHP-PS-ZZ-DR-A-312 Rev. 09) dated 1 July 2020 received 26 September 2020;
- General Arrangement Elevations Sheet 3 (drawing number WING-RHP-PS-ZZ-DR-A-313 Rev. 08) dated 1 July 2020 received 26 September 2020;

- Elevations (drawing number WING-RHP-PS-XX-DR-A-314 Rev. 03) dated 20 December 2019;
- Site Sections (drawing number WING-RHP-PS-ZZ-DR-A-315 Rev. 03) dated 20 December 2019;
- Building Sections (drawing number WING-RHP-PS-ZZ-DR-A-316 Rev. 06) dated 20 December 2019;
- Highway Drawing titled 'Morley Street General Arrangement Plan' (drawing number WING-WSP-SK-20191119-03 (003)) received 12 March 2020;
- Hard Landscape General Arrangement Plan Sheet 1 of 2 (drawing number WING-WSP-PS-XX-DR-L-0120 Rev P03) dated 13 January 2020;
- Hard Landscape General Arrangement Plan Sheet 2 of 2 (drawing number WING-WSP-PS-XX-DR-L-0121 Rev P03) dated 13 January 2020;
- Fencing Arrangement Plan Sheet 1 of 2 (drawing number WING-WSP-PS-XX-DR-L-0124 Rev. P02) dated 13 January 2020;
- Fencing Arrangement Plan Sheet 2 of 2 (drawing number WING-WSP-PS-XX-DR-L-0125 Rev. P02) dated 13 January 2020;
- Sport Field Specification, received 15/10/2020;
- Drainage Layout Sheet 2 of 2 [Playing Field Drainage Plan] (drawing number WING-WSP-PS-DR-D-4001 Rev P03) received 19/10/2020;
- Landscaping Pond Detail (drawing number WING-WSP-PS-XX-DR-L-0157 Rev P03) dated 13 January 2020; and
- Wildlife Box and Access Hole Details (drawing number WPS 01 Rev A) dated July 2019 revised June 2020.

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan (adopted September 2018).

Construction Hours

4.All construction, enabling or earthworks, including the operation of plant shall only take place between the following permitted hours, as restricted by Condition 5 below:

- a) 0800 hours to 1800 hours Monday to Friday;
- b) 0800 hours to 1300 hours on Saturdays; and
- c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining properties and control the construction hours, without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and TI/2 of the South Cambridgeshire Local Plan (adopted September 2018).

Construction Collection / Delivery Hours

5.No construction related deliveries to or from the site or removal of waste or materials from the site shall take place except between the hours of:

- a) 09.30 and 16.00 Monday to Friday;

- b) 0800 and 1300 on Saturdays; and
- c) at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjoining properties and control the construction collection and delivery hours, without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and TI/2 of the South Cambridgeshire Local Plan (adopted September 2018).

Piling

6.No piling shall take place on the site. If piling is found to be required, it shall not commence until a construction and vibration impact report has been submitted to and approved in writing by the County Planning Authority. The reports shall be in accordance with the provisions of BS5528:2009, Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 1 (or as superseded) and shall include full details of any piling and mitigation measures to be taken to protect local residents from noise and vibration.

The piling shall be carried out in accordance with the approved details.

Reason: To protect the amenity of nearby properties and control any piling activities that may be required during construction, without impacting on the delivery of the project, in accordance with Policies SC/10 and HQ/1 of the South Cambridgeshire Local Plan (adopted September 2018).

Burning of Waste

7.During the construction and operation of the development hereby permitted there shall be no bonfires or the burning of waste on the site.

Reason: To protect the amenity of nearby properties in accordance with Policies SC/14 and HQ/1 of the South Cambridgeshire Local Plan (adopted September 2018).

Materials

8.Prior to any development above slab level, full details including samples of the materials to be used in the construction of the external surfaces of buildings, which includes external features such as entrance doors, windows, sills, lintels, headers, colonnade, porches, louvers grills gates, external metal work, eaves, rainwater goods, coping, roof/metal cladding, colours and surface finishes, shall be submitted to and approved in writing by the County Planning Authority.

A sample panel of the facing materials to be used shall be erected on site and shall be at least 1.5m x 1.5m to establish the detailing of bonding, coursing, colour and type of jointing and shall be agreed in writing with the County Planning Authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Prior to the first occupation of any part of the development hereby permitted the external materials shall be used in accordance with the approved details

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan (adopted September 2018).

Obstacle Lighting During the Construction Phase

9.No obstacle lighting shall be placed on construction equipment above 10m above ground level. If construction equipment above 10m above ground level is found to be required, then an obstacle lighting scheme shall be submitted to and approved in writing by the County Planning Authority prior to the use of the obstacle lighting.

Where an obstacle lighting scheme is required and approved by the County Planning Authority then it shall be implemented and maintained for the duration of the construction period.

Reason: Permanently illuminated obstacle lighting is required for the duration of construction and on construction equipment to avoid endangering the safe movement of aircraft and the operation of Cambridge Airport in accordance with Policies SS/3 and TI/6 of the South Cambridgeshire Local Plan (adopted September 2018).

Soft landscaping details

10.Prior to any landscaping and external works, details of a soft landscape scheme shall be submitted to and approved in writing by the County Planning Authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Prior to the occupation of any part of the development hereby permitted, the soft landscaping shall be carried out in full accordance with the approved details and implementation programme.

Reason: In the interests of visual amenity; and to ensure that an appropriate mix of soft landscaping is provided as part of the development that does not result in a food source for avian species hazardous to aviation activity, in accordance with Policies HQ/1, NH/2 and TI/6 of the South Cambridgeshire Local Plan (adopted September 2018).

Replacement Planting and Seeding

11.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 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 ensure there is a net gain in biodiversity and in the interests of the visual appearance in accordance with policies HQ/1, NH/2 and NH/4 of the South Cambridgeshire Local Plan (adopted September 2018).

Cranes and Construction Equipment in excess of 10 metres above ground level

12.No development in excess of 10 metres above ground level for the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations, being or to be carried out on, in, under or over land or on land adjoining that land shall be carried out without a planning application being submitted to and approved by the County Planning Authority.

Reason: To ensure that construction operations and equipment on the application site or on any adjoining land do not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger the movement of aircraft and the safe operation of the aerodrome through interference with communication, navigational aids and surveillance equipment in accordance with Policies SS/3 and TI/6 of the South Cambridgeshire Local Plan (adopted September 2018).

Sport Pitch Condition and Specification

13.Prior to the first occupation of any part of the development hereby permitted, the development shall be carried out in accordance with the Sport Field Specification, received 15/10/2020; and Drainage Layout Sheet 2 of 2 [Playing Field Drainage Plan] (drawing number WING-WSP-PS-DR-D-4001 Rev P03), received 19/10/2020.

Reason: In the interests of visual amenity and to ensure that the sports pitch is fit for purpose and provided as part of the development in accordance with Policies HQ/1, CC/8, and CC/9 of the South Cambridgeshire Local Plan (adopted September 2018).of the South Cambridgeshire Local Plan (adopted September 2018).

Transport Management Plan

14.The development hereby permitted shall only be implemented in full compliance with the Transportation and Traffic Management Plan Revision B by Morgan Sindall dated 04/09/2019 (received 04/09/2019).

Reason: To protect the amenity of nearby properties and for the safe and effective use of the adopted public highway, in accordance with policies CC/6, HQ/1, and TI/2 of the South Cambridgeshire Local Plan (adopted September 2018).

Operational Noise Impact Assessment

15.Prior to the first occupation of any part of the development hereby permitted, details of the location and type of any external power driven plant or equipment, including equipment for heating, ventilation and for the control and extraction of any odour, dust or fumes from the building(s) excluding office equipment and the location of the outlet from the building(s) of such plant and equipment, shall be submitted to and approved in writing by the County Planning Authority.

All such plant and equipment shall be installed prior to the first occupation of any part of the development hereby permitted and shall thereafter be retained only in accordance with the approved details and within any agreed noise restrictions.

Reason: To protect the amenity of nearby residential properties from the potential impacts of noise from plant, in accordance with Policies SC/10 and HQ/1 of the South Cambridgeshire Local Plan (adopted September 2018).

Unexpected Contamination

16.If during the construction of the development hereby permitted unexpected contamination is encountered, which has not previously been identified, works shall immediately cease on site until the County Planning Authority has been notified and the additional contamination has been fully assessed and the following remediation approved in writing:

- a)A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors;
- b)A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters; and
- c)A schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

The remediation strategy shall be implemented as approved to the satisfaction of the County Planning Authority prior to the first occupation of any part of the development hereby permitted.

Reason: To minimise any risk from land contamination associated to the current and future users of the land, groundwater, the natural environment or general amenity in accordance with Paragraph 170(f) of the NPPF (February 2019) and Policies CC/6, CC/7 and SC/11 of the South Cambridgeshire Local Plan (adopted September 2018).

Surface Water Drainage Scheme

17.Prior to any development above slab level, a detailed surface water drainage scheme for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the County Planning Authority.

The scheme shall be based upon the principles within the agreed Drainage Strategy Report prepared by WSP (ref: WING-WSP-PS-XX-RP-D-4001-P06) revised January 2020 and shall also include:

- a) Full results of the proposed drainage system modelling in for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;

- c) Full details of the proposed attenuation and flow control measures; and
- d) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and related Planning Practice Guidance.

The scheme shall subsequently be implemented in accordance with the approved details prior to the first occupation of any part of the development hereby permitted.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies CC/7, CC/8, and CC/9 of the South Cambridgeshire Local Plan (adopted September 2018).

Maintenance of Surface Water Drainage Systems

18. Prior to the first occupation of any part of the development hereby permitted, details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the County Planning Authority. The submitted details shall identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes.

The approved maintenance plan shall be carried out in full thereafter for the lifetime of the development.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with Paragraphs 163 and 165 of the NPPF (February 2019) and Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan (adopted September 2018).

School Travel Plan

19. Within 9 months of the first occupation of any part of the development hereby permitted, as identified through Condition 2, the applicant shall be responsible for the provision and implementation of a School Travel Plan to be submitted to and approved in writing by the County Planning Authority. The approved School Travel Plan shall include mitigation measures; an implementation timetable; and details relating to its annual review.

The Travel Plan is to be monitored annually over a 5 year period, with all measures reviewed to ensure targets are met.

The approved School Travel Plan shall be implemented in full in accordance with its approved timetable.

Reason: To ensure the safe and efficient operation of the highway, including the management mitigation measures set out in informative 7, and to promote sustainable travel in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (adopted September 2018).

Cycle and Scooter Parking Details

20. Within 6 months of the date of the commencement of development, as identified by Condition 1, specification details of the cycle, cycle shelters and scooter racks, including elevations, shall be submitted to and approved in writing by the County Planning Authority.

The approved details shall be implemented in full prior to the first occupation of any part of the development hereby permitted. Thereafter the cycle and scooter parking shall be retained in accordance with the details approved for their specific use.

Reason: To promote sustainable travel and cycle & scooter parking in accordance with Policies TI/2 and TI/3 of the South Cambridgeshire Local Plan (adopted September 2018).

Car Parking

21. Prior to the occupation of any part of the development hereby permitted, the car parking spaces shown on the Hard Landscape General Arrangement Plan Sheet 1 of 2 (drawing number WING-WSP-PS-XX-DR-L-0120 Rev. P03) by WSP, dated 13/01/2020 (received 22 January 2020) and Hard Landscape General Arrangement Plan Sheet 2 of 2 (drawing number WING-WSP-PS-XX-DR-L-0121 Rev. P03) by WSP, dated 13/01/2020 (received 22 January 2020); shall have been created with future access to electronic vehicle charging infrastructure (ducting) for the two proposed spaces to the west of the car park, demarcated, levelled, surfaced, drained and provided in their entirety.

The car parking spaces and electronic vehicle charging infrastructure shall thereafter be retained in their entirety for their specific use.

Reason: To manage parking arrangements on site and to protect the amenity of nearby properties in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan (adopted September 2018).

BREEAM Design Stage Certification

22. Within 6 months of the date of commencement of development, as identified by Condition 1, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the County Planning Authority demonstrating that BREEAM 'very good' as a minimum will be met, with 3 credits for Wat 01 (water consumption) and 6 credits for Ene 01 (reduction of carbon emissions).

Where the Design Stage certificate shows a shortfall in credits for BREEAM 'very good', a statement shall also be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan (adopted September 2018) and the Greater Cambridge Sustainable Design and Construction SPD (adopted January 2020).

BREEAM Post-Construction Certification

23. Within 6 months of the first occupation of any part of the development hereby permitted, as identified through Condition 2, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the County Planning Authority, indicating that the approved BREEAM rating has been met with a minimum of 3 credits for Wat 01 and 6 credits for Ene 01. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan (adopted September 2018) and the Greater Cambridge Sustainable Design and Construction SPD (adopted January 2020).

Photovoltaic Panel Details

24. Within 3 months of the commencement of development, as identified by Condition 1, details, showing elevational and layout plans indicating the precise location of the photovoltaic panels and specification details of the photovoltaic panels, shall be submitted to and approved in writing by the County Planning Authority.

The approved details shall be implemented in full and the photovoltaic panels shall be operational prior to the first occupation of any part of the development hereby permitted. Thereafter they shall be retained for that specific purpose and maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting the principles of sustainable construction and efficient use of buildings in accordance with Policy CC/1 of the South Cambridgeshire Local Plan (adopted September 2018).

Woodland Management Plan

25. Prior to the first occupation of any part of the development hereby permitted, the Woodland Management Plan (WMP) contained within the Landscape Management Plan and the Weedle Landscape Design Biodiversity Management Plan (Revision B) dated June 2020, shall be implemented in full and thereafter they shall be retained for that specific purpose and maintained in accordance with the approved details for a minimum of 5 years.

Reason: To ensure that the woodland is managed to enable the protection of existing species and the ecological and biodiversity value of the area in accordance with Policy NH/4 of the South Cambridgeshire Local Plan (adopted September 2018).

Environmental Management Plan (EMP)

26. For the duration of the construction phase of development, the revised Environmental Management Plan (EMP) – PEP Part 3 Revision No: 1 dated 12-3-20 shall be implemented in full.

Reason: To ensure there is a net gain in biodiversity and in the interests of the visual appearance in accordance with Policies HQ/1, NH/2 and NH/4 of the South Cambridgeshire Local Plan (adopted September 2018).

Landscape Scheme of Maintenance and Management

27. Prior to the first occupation of any part of the development hereby permitted, the revised Landscape Scheme of Maintenance and Management (June 2020) shall be implemented in full for a minimum of 5 year period post completion of the landscape scheme.

Reason: To ensure there is a net gain in biodiversity and in the interests of the visual appearance in accordance with Policies HQ/1, NH/2 and NH/4 of the South Cambridgeshire Local Plan (adopted Sept 2018).

Biodiversity Maintenance and Management Plan

28. Prior to the first occupation of any part of the development hereby permitted, the Biodiversity Maintenance and Management Plan (BMMP) (Revision B) dated June 2020 shall be implemented and managed for a minimum of 5 years, with:

-swift calls played until the swifts boxes have been successfully occupied by swifts; and

-wildlife access holes management to continue for the lifetime of the development to ensure continued access to the woodland area for wildlife.

Reason: In the interests of visual amenity and protection of existing species and the ecological and biodiversity value of the area in accordance with Policies HQ/1, NH/2 and NH/4 of the South Cambridgeshire Local Plan (adopted September 2018).

Wildlife Hazard Management Plan

29. Prior to the first occupation of any part of the development hereby permitted, the Wildlife Hazard Management Plan (WHMP) (Version V004) dated January 2020 shall be implemented in full and managed for the lifetime of the development to ensure the safe operation of the aerodrome.

Reason: In the interests of airport safety and to ensure that bird strike risk levels are minimised so as not to endanger aircraft movements and the safe operation of the aerodrome in accordance with Policies SS/3 and TI/6 of the South Cambridgeshire Local Plan (adopted September 2018).

Lighting

30. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, (or subsequent replacement or amending order), no new lighting in the external play areas or sports pitches identified on the Proposed Site Plan (drawing number WING-RHP-PS-XX-DR-A-302 Rev. 06) dated 8 January 2020, shall be installed except in accordance with details which shall have been submitted to and approved in writing by the County Planning Authority. The details shall include lighting impact

assessment details of the level of illumination, details of how light pollution is to be controlled and lighting glare minimised.

The approved external play area lighting scheme shall be implemented and retained only in accordance with the approved details.

Reason: In order to safeguard amenity and biodiversity in respect of possible adverse effects of lighting glare from any future lighting provision proposed for the sports pitches and play areas in accordance with policies HQ/1, SC/9 and NH/4.

Reason:

Parallel School Crossing

31. Prior to the first occupation of any part of the development hereby permitted, a parallel crossing in line with that shown on drawing WING-WSP-SK-20191119-03 (03) received 12 March 2020 shall have been constructed and made fully available for use. Thereafter the parallel crossing shall be retained for that specific purpose.

Reason: To manage the construction and availability of the crossing for school use to maintain highway safety in accordance with Policies HQ/1 and TI/1 of the South Cambridgeshire Local Plan (adopted September 2018).

Construction Phase Health and Safety Plan (CPHSP)

32. For the duration of the construction phase of development, the revised Construction Phase Health and Safety Plan (CPHSP) – PEP Part 2 December 2019 shall be implemented in full.

Reason: In the interests of airport safety and to ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome through interference with communication, navigational aids and surveillance equipment in accordance with Policy TI/6 of the South Cambridgeshire Local Plan (adopted September 2018).

Informatives

Environment Agency Advice

1. The applicant's attention is drawn to the advice provided by the Environment Agency in their letter dated 21 February 2020 in relation to guidance on Foul Water Drainage and contact with Anglian Water.

Public Footpath

2. Public Footpath No. 9 Fen Ditton must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Pollution Control

3. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:
County Council Culvert Policy

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

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.

Pipes beneath buildings

4. There is a pipe that appears to be positioned beneath a building. It is acknowledged that this system will be maintained by the client/owner and therefore will not be adopted, however this practice contradicts the principles outlined in Paragraph 8, Section C3.1 of Sewers for Adoption 7th 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 100 mm may be laid under a building, provided that the sewer takes the drainage from no more than one rainwater pipe...'

Obstacle Lighting to inform Condition 9

5. Any obstacle lights must be steady state red lights with a minimum intensity of 200 Candela. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at Civil Aviation Authority website). For further information to help the submission required by Condition 9 if necessary, please refer to Advice Note 4 'Cranes and Other Construction Issues' (available at [Link to Aerodromes Cranes Advice Note](#)).

Fire Hydrants

6. Adequate provision should be made for fire hydrants and the position agreed with the relevant Water Authority. Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5, Section 16. This is required to meet Building Regulations.

Highway advice in relation to management of accesses

7. As part of the management arrangements for the school, the gate – shown on drawing numbers WING-RHP-PS-XX-DR-A-302 Rev 6 and WING-RHP-PS-XX-DR-A-300 Rev. 04 allowing access to the waiting area should be opened at least 30 minutes prior to opening of the school. It will be for the applicant / school to ensure appropriate management of this access in line with the mitigation measures to be set out in the Travel Plan under condition 19 to ensure safety for all users and an efficient use of the highway.

Noise Nuisance

8. To assist with Condition 15 further advice with regard to noise nuisance from plant and equipment external to the buildings can be obtained from the Environmental Health Team at South Cambridgeshire District Council - Mr Nick Atkins, Environmental Health Officer, Health & Environmental Services Telephone No: 01954 713145. Furthermore, in the event that air source heat pumps are investigated in the future, the applicant's attention is drawn to the EHO's comments in relation to the need for a noise impact assessment and/or noise insulation scheme.

Protection of Nesting Birds

9. There shall be no removal of hedgerows, trees, or shrubs between 1st March and 31st August inclusive, unless a qualified ecologist has undertaken a detailed check of vegetation for active bird's nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to the County Planning Authority for their records. All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981, as amended and policy NH/4 of South Cambridgeshire District Plan 2018.